

## Sandringham Street Fishergate York £1,695 Per Month

Stephensons are pleased to offer for rent this beautifully renovated three bedroom period townhouse. Offered for rent unfurnished and only a few minutes walk to the City Centre an early viewing is strongly advised. Permit parking.

EPC 48 E. NO SMOKERS NO PETS.

## DESCRIPTION

The property is accessed through a fore courted front garden and entered via a solid wood panelled front door, into an entrance hall with doors leading off to the ground floor and stairs to the first floor.

To the front elevation is the principal reception room boasting solid wooden storage units to each side of a stylish open fireplace, original wooden floors and a large bay window. A second reception room can be found to the rear elevation with further stylish wooden storage units, understates storage and a door leading through to a modern, stylish kitchen.

The kitchen boasts a range of wall and base units, stainless steel sink with mixer tap and drainage board, freestanding electric over and hob, as well as ample space for a fridge freezer and washing machine.

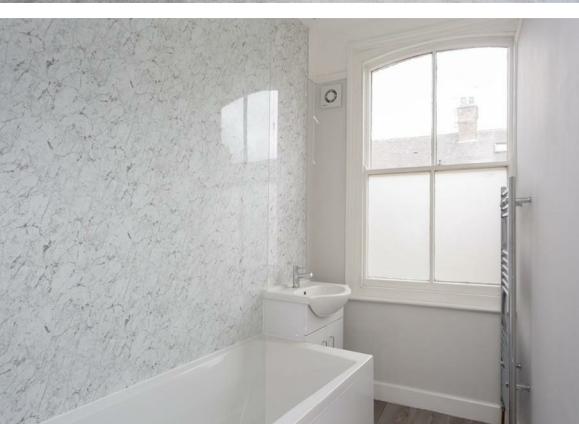
Accessed from the kitchen is a stunning ground floor shower room. Boasting a large walk-in waterfall shower, wash basin and low flush wc with useful vanity unit and a stainless steel heated towel rail.

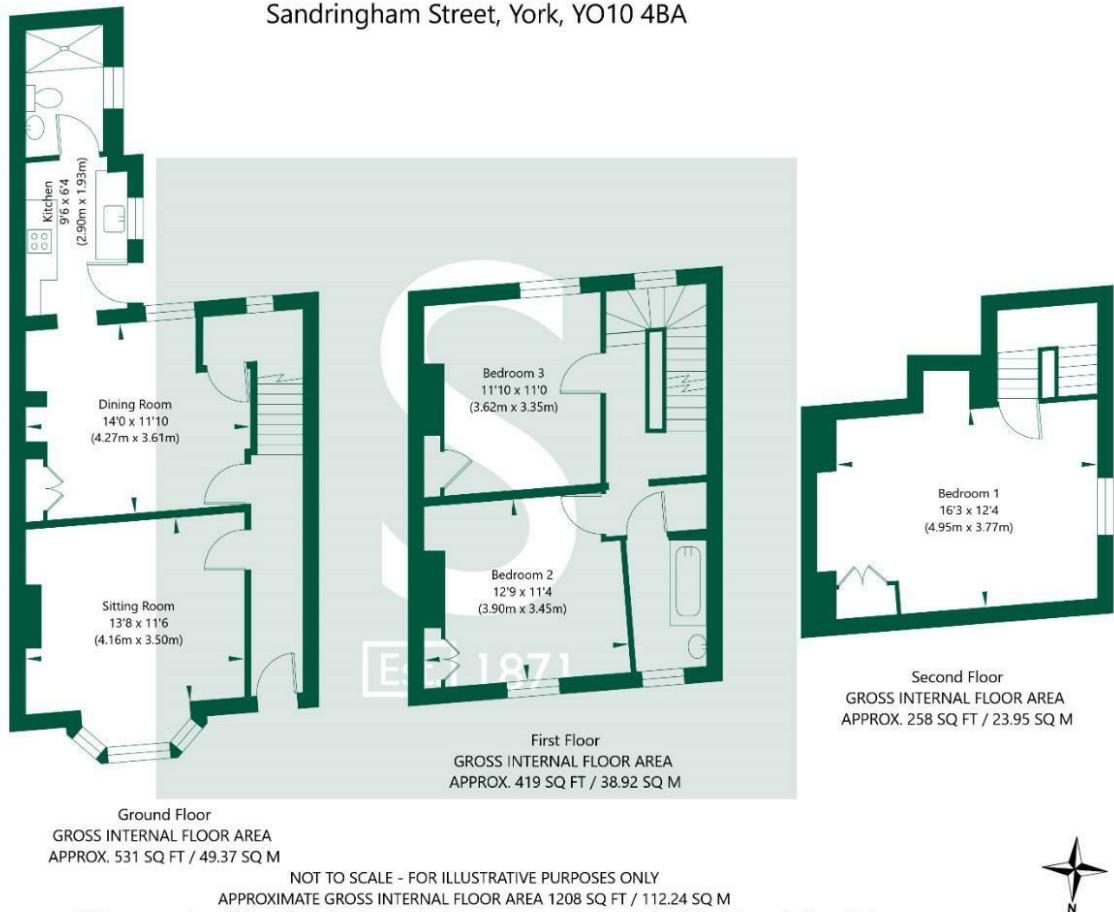
To the first floor are two well proportioned double bedrooms and a house bathroom. Both double bedrooms benefit from original feature fireplaces and built in storage. The house bathroom is newly refitted and briefly comprises a panelled bath with waterfall shower over, wash basin and vanity unit, as well as a heated towel rail.

To the second floor is a large master bedroom with build in wardrobes and a large uPVC double glazed window offerings river views.

To the outside the property benefits from a private rear yard and a hedge lined front forecourt.

This property has been superbly renovated throughout, finished to the highest standard. And early internal inspection is strongly advised to avoid missing out on this stunning rental property.



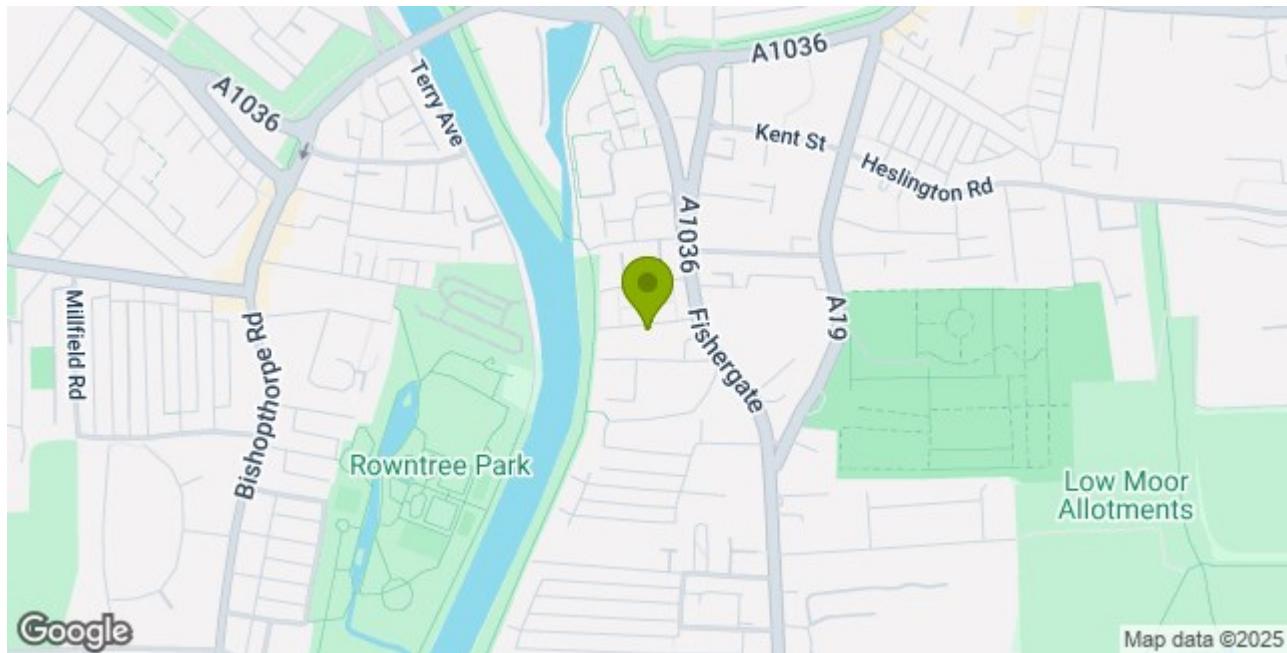


NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1208 SQ FT / 112.24 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.

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