



## Sandringham Street York £1,600 Per Month

A large three storey period terrace within easy walking distance of the city and with stunning riverside walks only a few minutes away. Unfurnished. Attractively presented throughout with gas central heating. Hall, large lounge, dining room, modern fitted kitchen with integrated oven and hob, utility, cloaks/WC. 3 double bedrooms (one second floor), well appointed bathroom. Rear paved yard, permit car parking to the front.

NO SMOKERS. NO PETS.





## DESCRIPTION

Entrance Hall. With panelled external door, double central heating radiator, laminate wood floor.

Lounge. Approx 15'2" max x 13'1" (4.62m x 3.99m) with bay window, Georgian style cast iron fireplace with coal effect fitted gas fire, shelving to alcove, stained wood flooring, ceiling coving.

Dining Room. Approx 13'7" x 12'5" (4.14m x 3.79m) with fitted pine cupboard to alcove, double central heating radiator, laminate wood flooring, understairs cupboard.



Kitchen. Approx 12'4" x 7'2" (3.76m x 2.18m) with single drainer stainless steel sink, range of fitted Shaker style base and wall units with beech effect doors beneath wood block effect laminate worktops, tiled splashback, integrated stainless steel electric oven and gas hob beneath decorative brick arch, matching wall units, central heating radiator, plumbing for dishwasher, laminate wood flooring.

Utility Room. Approx 6'11" x 5'6" (2.11m x 1.68m) with plumbing for automatic washing machine, central heating radiator, laminate wood floor.



Cloaks/WC. With white suite comprising pedestal hand basin, low flush WC, laminate wood flooring, walls tiled, central heating radiator, extractor fan.

## First Floor Landing

Bedroom One (front). Approx 17'0" max x 11'10" (5.18m x 3.61m) with double central heating radiator, period fireplace and cupboard to alcove.

Bedroom Two (rear). Approx 12'8" x 10'9" (3.86m x 3.27m) with central heating radiator, recessed cupboard, shelving.



Bathroom/WC. Approx 12'3" x 7'5" (3.73m x 2.26m) with white suite comprising panelled bath with mixer shower, pedestal hand basin, low flush WC, glazed corner shower unit, extractor fan, heated towel rail, cupboard housing Ideal Isa gas central heating boiler, varnished floor.

## Staircase to Second Floor

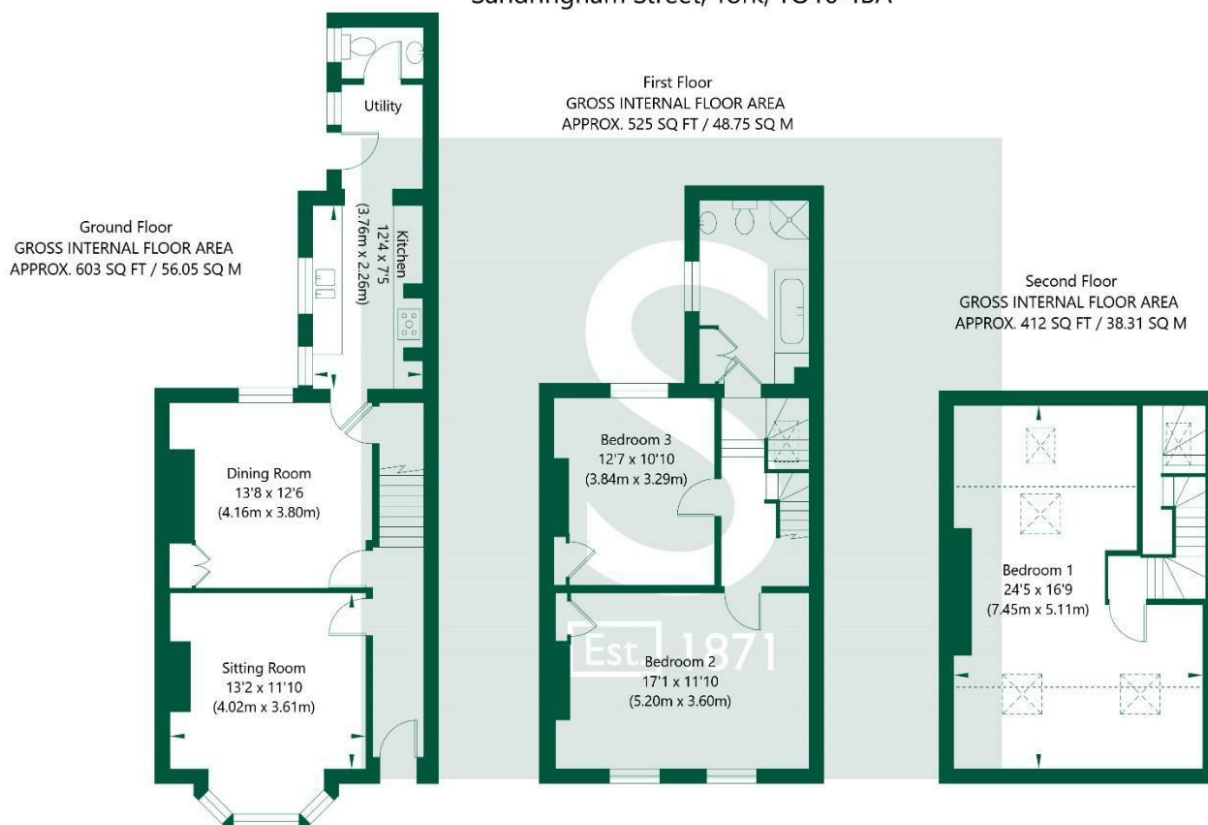
## Second Floor Landing

Bedroom Three. Approx 24'5" max x 16'9" max (7.44m x 5.10m) with double central heating radiator, four Velux roof lights, varnished flooring.

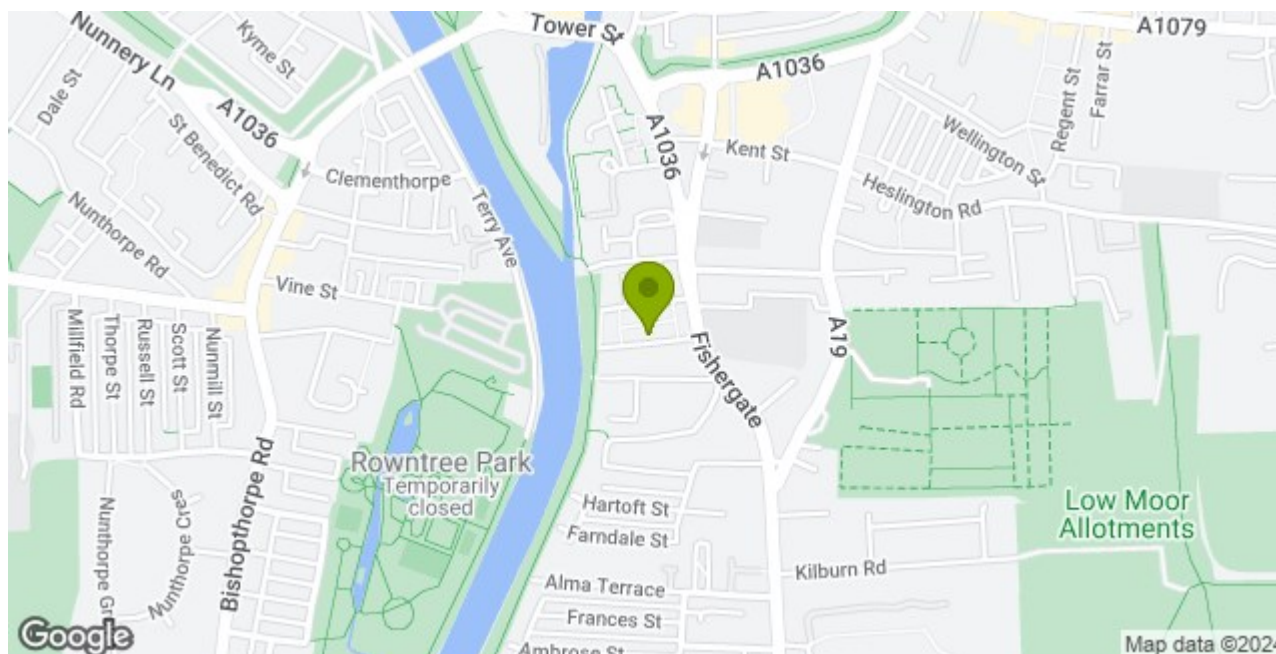


To the Outside. Forecourt with paved area, enclosed paved rear yard with pedestrian access.

# Sandringham Street, York, YO10 4BA



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 1540 SQ FT / 143.11 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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## Stephensons

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Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
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York Auction Centre	01904 489731
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