



Barrett Avenue York £850 Per Month

**** TWO DOUBLE BEDROOMS ****

A spacious ground floor flat benefitting from gas central Heating and double glazing throughout, which has been comprehensively redecorated and is available immediately.

Sorry, No Smokers.

Bond £950

DESCRIPTION

Outer Hall with part glazed UPVC external door (shared with adjoining property).

Lounge. Approx 17`8` x 11`8` (5.38m x 3.55m) with double central heating radiator, bay window.

Kitchen. Approx 10`8` x 7`9` (3.25m x 2.36m) with single drainer stainless steel sink, range of fitted base and drawer units beneath laminate worktops, tiled splashbacks, matching wall units, storage cupboard. Walk in cupboard housing Worcester 28i Junior gas central heating boiler.

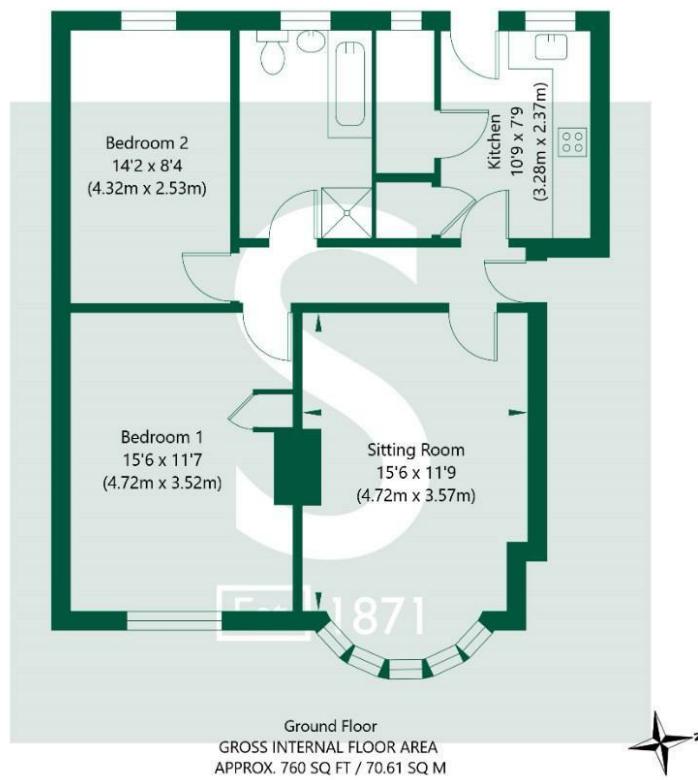
Bedroom One (front). Approx 15`5` x 11`6` (4.70m x 3.51m) with double central heating radiator, built in cupboard.

Bedroom Two (rear). Approx 14`1` x 8`3` (4.29m x 2.52m) with central heating radiator.

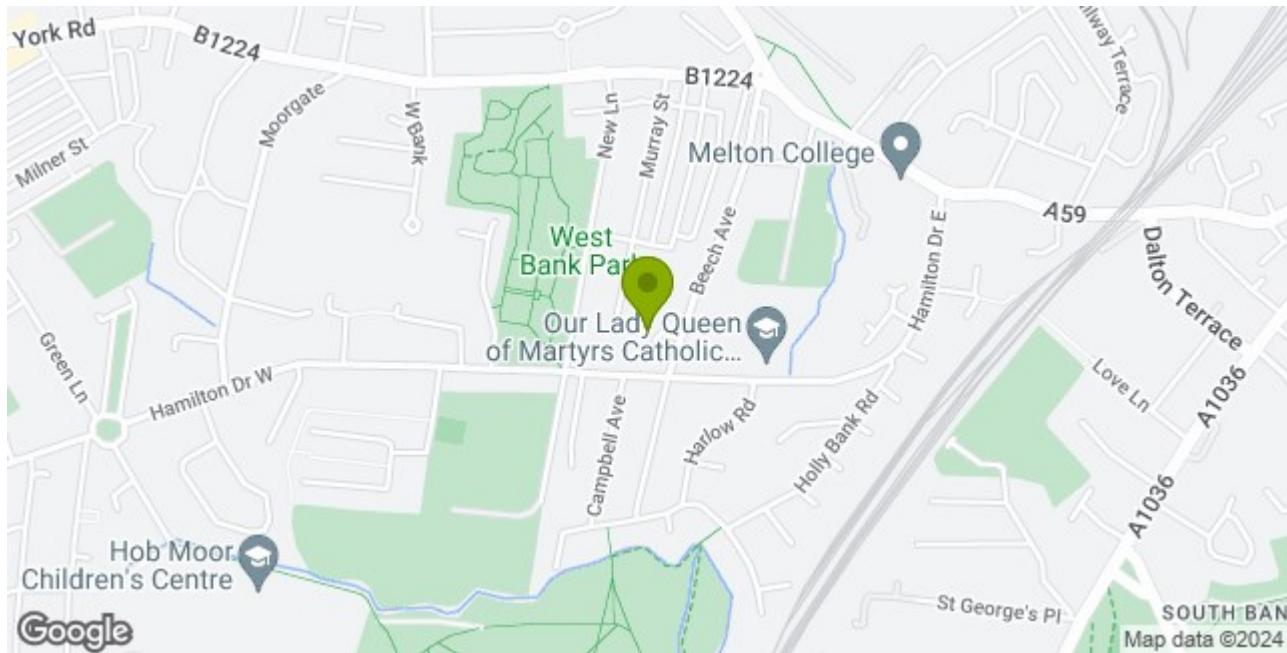
Bathroom/WC. Approx 10`9` x 6`10` (3.27m x 2.08m) with white suite comprising panelled bath, pedestal hand basin, low flush WC. Separate Shower Cubicle. Wall part tiled, central heating radiator.

Outside. Gravelled communal gardens, parking space.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 760 SQ FT / 70.61 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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