



## 2 Alf Patrick Court Grosvenor Road, York, YO30 7AN £1,100 Per Month



This new build one-bedroom apartment is located just off Bootham Crescent on the former York City Football Club ground site. Situated within a leisurely stroll from the city centre and train station. The property can be offered on a part furnished or unfurnished basis and briefly comprises; Entrance hallway with stairs to first floor with open plan living room, kitchen with integrated appliances including oven, hob, fridge freezer, washing machine and dishwasher and benefit of breakfast bar. The double bedroom comes complete with a built-in wardrobe and an additional storage space. Modern shower room. Additionally, the property includes a garage, driveway, and a convenient storage cupboard to the rear. One of the highlights of this property is the enclosed garden at the rear, providing a private outdoor space to enjoy a morning coffee or unwind in the evenings.

- NEW BUILD
- PART FURNISHED / UNFURNISHED
- SHOWER ROOM
- OPEN PLAN LIVING AREA
- SHORT WALK O CITY CENTRE & TRAIN STATION

- APARTMENT
- ONE BEDROOM
- GARAGE & ELCLOSED GARDEN
- KITCHEN WITH APPLAINCES



5 High Petergate, York, North Yorkshire, YO1 7EN  
Tel: 01904 731404 Email: [lettings@ashtonsnet.com](mailto:lettings@ashtonsnet.com)