



2 Pear Tree Court
Aldwark, YO1 7DF
£1,300 Per Month

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AVAILABLE BEGINNING OF SEPTEMBER - SPACIOUS PROPERTY IDEAL FOR A FAMILY

An immaculately presented 4 bedroom end terrace Townhouse in York city centre. The property features an entrance vestibule which leads to a utility room with washing machine, cool box freezer and an abundance of storage. This leads onto a spacious open-plan living room with kitchen with integrated white goods including dishwasher, under counter fridge, hob and extractor fan as well as oven and microwave. The living room overlooks a fabulous and secluded garden space which can also be accessed by the back gate entrance.

As you proceed up the stairs you are greeted by one large double bedroom with an ensuite walk-in shower, a second bathroom with bath and shower and on the second floor you are welcomed by a further double bedrooms and two further bright bedrooms one of which has a view of York Minster.

The property also has its own dedicated car parking space. Sorry No Pets and the property does not have planning consent to be let to more than two unrelated sharers. Council Tax Band 'E'.

Entrance Vestibule

Utility Room

6'8" x 5'7" (2.04m x 1.71m)

Living Room

15'9" x 10'0" (4.81m x 3.05m)

Kitchen

9'9" x 5'6" (2.99m x 1.70m)

Bedroom 1 & Ensuite

10'4" x 15'8" (3.16m x 4.78m)

Bathroom

5'6" x 9'8" (1.70m x 2.96m)





Bedroom 2
10'5" x 8'3" (3.19m x 2.54m)

Bedroom 3
10'5" x 5'10" (3.18m x 1.79m)

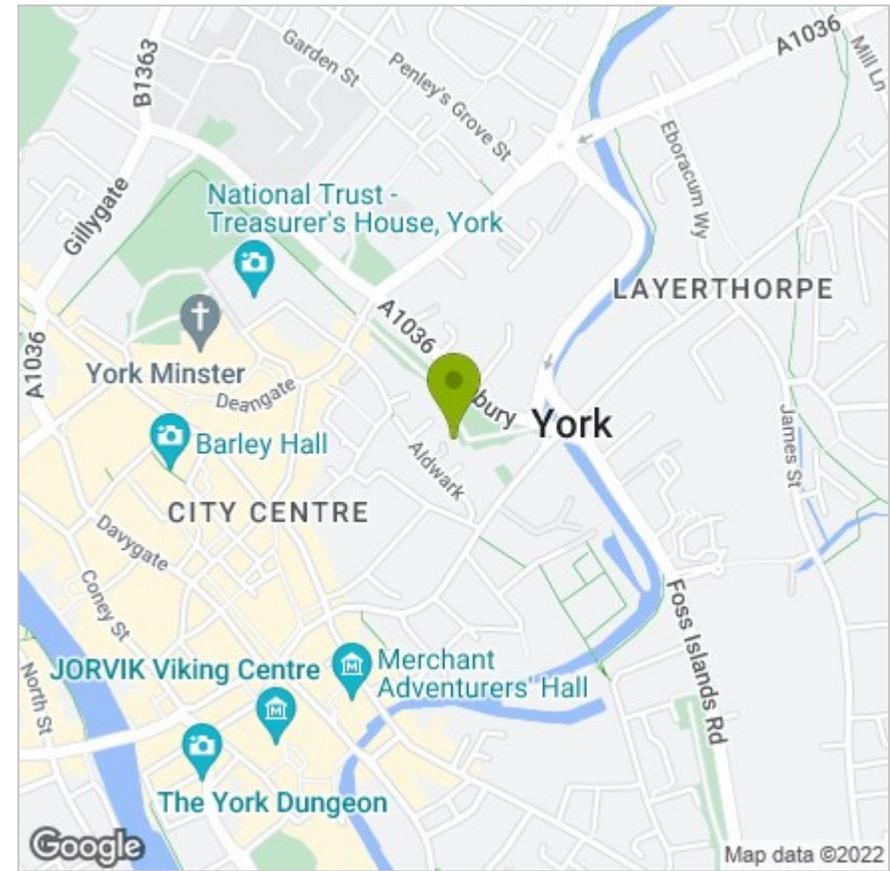
Bedroom 4
8'10" x 6'6" (2.71m x 1.99m)



FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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