



## Grosvenor Road, York £1,325 Per Month

Stephensons are pleased to offer for rent this new build two bedroom terraced property, with allocated off street parking, situated in the heart of York City Centre, on the old York City Football Ground, only a few minutes walk from York Minster. Offered for rent unfurnished, available immediately and finished to a high standard, an early viewing is advised.



The property is entered via a uPVC panelled front door into a small entrance hall, with door leading off to the kitchen living area, and stairs to the first floor. The open plan kitchen living room benefits from a range of wall and base units, oven with electric hob, basin with mixer tap as well as space for an under the counter washer dryer. A Breakfast bar acts as a natural divider between kitchen and the living area, which is carpeted with patio doors leading out to the rear garden. A WC completes the ground floor accommodation.

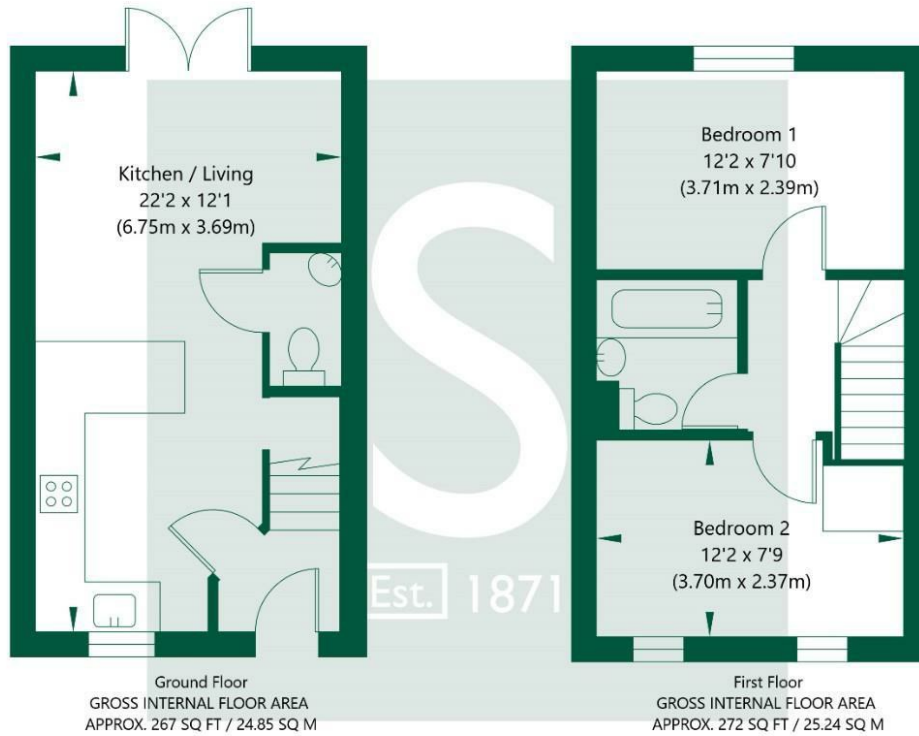


To the first floor are two well proportioned double bedrooms and a stylish house bathroom. The double bedrooms sit to the front and rear elevations with the bathroom in the centre of the house. Fully tiled, with a modern three piece suite, the bathroom briefly comprises a panelled bath with gravity shower over, pedestal wash basin and low flush WC.

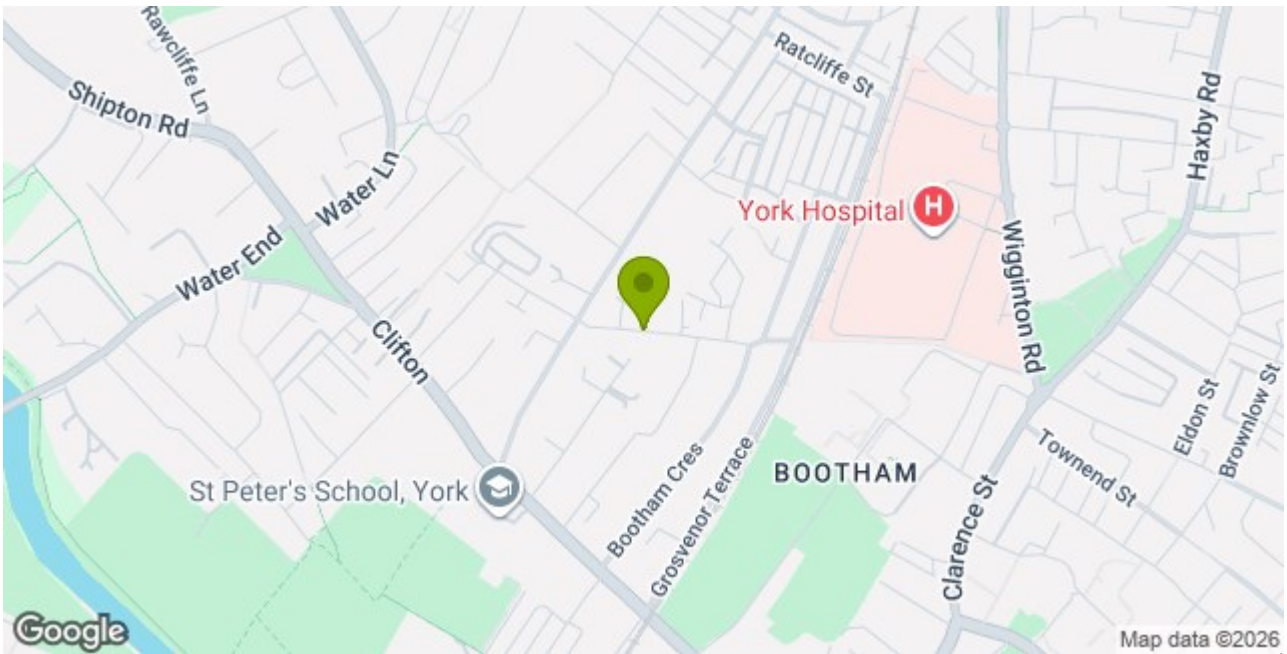
To the outside the property benefits from landscaped front garden and a larger than average enclosed rear garden which will be mainly laid to lawn. The property also comes with one allocated parking spot.



45 Grosvenor Road, York, YO30 7EP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 539 SQ FT / 50.09 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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**Partners**

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- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

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