



## Scarborough Terrace York £1,300 Per Month

Stephensons are pleased to offer for rent this mid terrace property situated within easy walking distance of York City Centre, the hospital, and York train station. Recently redecorated with two double bedrooms to the first floor and a large attic bedroom. Offered for rent unfurnished and available immediately, an early viewing is strongly advised.

EPC 52 E. NO SMOKERS. NO PETS.



## DESCRIPTION

The property is entered via a composite front door, into an entrance hall with doors leading to the ground floor accommodation and stairs to the first floor.



The principal reception room can be found the the front elevation of the ground floor, with a second reception room to the rear elevation. The second reception room, gives access to a galley kitchen which benefits from a range of wall and base units, stainless steel sink with mixer tap and drainer, double oven with five ringed gas hob, as well as ample space and plumbing for further appliances. A composite back door leads out to the rear garden which boasts artificial turf and a garden gate giving access to a rear lane.



To the first floor are two bedrooms and a house bathroom. The master bedroom sits to the front of the property and has a useful built in storage cupboard. Bedroom two, a smaller double also comes with useful storage. The house bathroom briefly comprises a larger than average panelled bath, pedestal wash basin, walk in shower, low flush wc, and a heated towel rail.

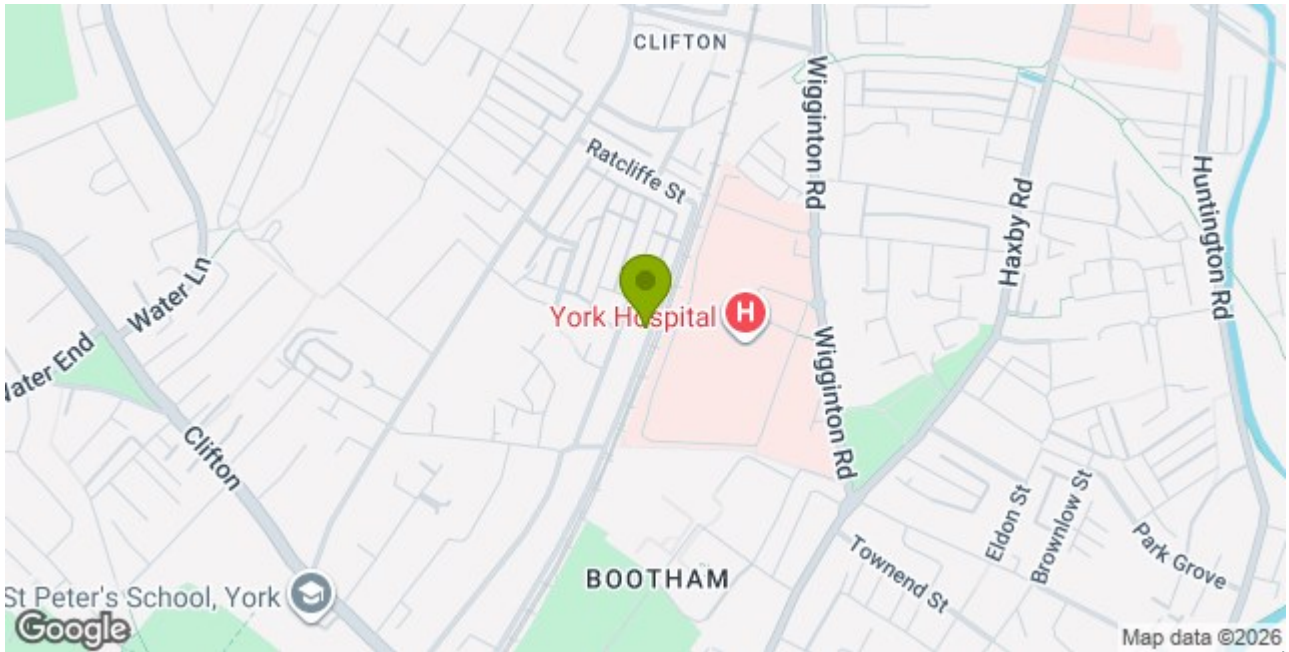
To the second floor is a further bedroom, also ideal as a guest room or home office.



Scarborough Terrace, York, YO30 7AW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 1116 SQ FT / 103.68 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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