St. Philips Grove, York
£800 Per Month

ALL BILLS INCLUDED ***FULLY FURNISHED*** ***One Bedroom Available***
Large furnished double bedroom in a recently renovated four bedroom HMO situated in the Clifton area of York, close to Nestle and York Hospital, with great road links to further afield. This four bedroom shared house has been beautifully upgraded to the highest possible standard.

The property is entered via a uPVC panelled front door into a small entrance hall with stairs to first floor and doors leading off to ground floor accommodation.

To the rear elevation of the ground floor is a fabulous open plan kitchen living area, boasting a fully equipped kitchen, with a range of wall and base units as well as a large granite topped kitchen island with breakfast bar. The living area benefits from a three seater sofa, arm chair, coffee table, side board and wall mounted tv. Sliding patio doors lead out to the rear garden. Also accessed from the kitchen is a useful utility area as well as a ground floor shower room. The shower room comes equipped with a large walk-in gravity shower, wash basin and vanity unit, low flush wc, as well as a heated towel rail.

Bedroom 1: - LET
Ground Floor - Large spacious double bedroom to the front elevation with double bed, mattress, bedside table, chest of drawers and wardrobe.

Bedroom 2: - LET
Ground Floor - Large spacious double bedroom to the front elevation with double bed, mattress, bedside table, chest of drawers and wardrobe.

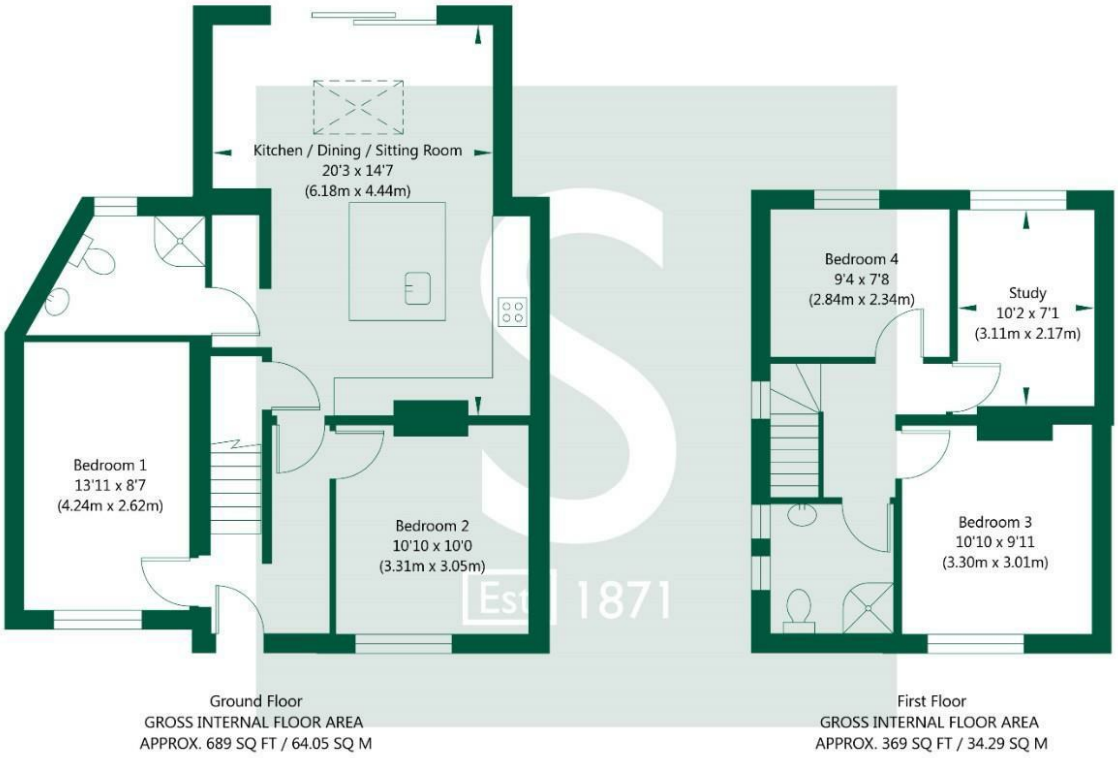
Bedroom 3: - £800 per month
First Floor - Large spacious double bedroom to the front elevation with double bed, mattress, bedside table, chest of drawers and wardrobe.

Bedroom 4: - LET
First Floor - Smaller double room to rear elevation with double bed, mattress, bedside table and chest of drawers. Bedroom 4 also benefits from a separate dressing room or home office space which comes furnished with a desk, chair, and wardrobe.

A first floor shower room, with walk-in gravity shower, wash basin, vanity unit, wc, and heated towel rail completes the internal accommodation.

To the outside is a pleasant rear garden with astroturf area, as well as a patio and bike storage. To the front of the property a driveway offers ample off street parking for 3-4 cars.

St. Philips Grove , York, YO30 6JT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1058 SQ FT / 98.34 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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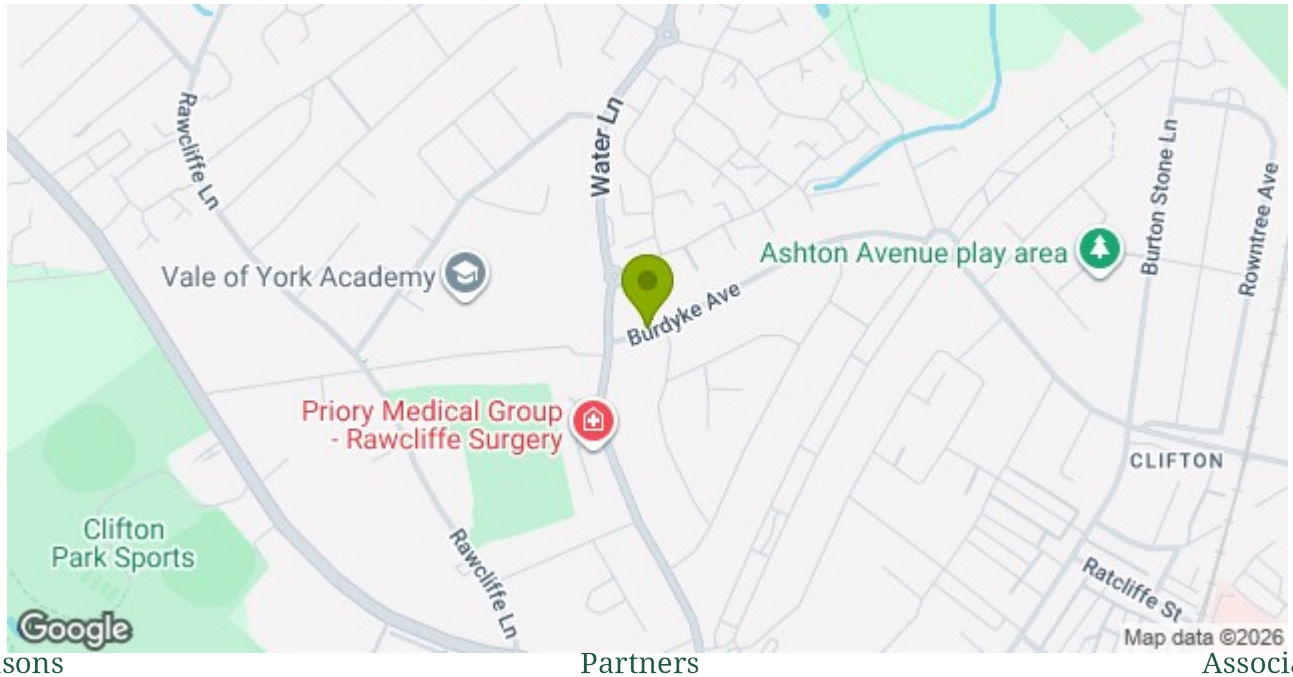

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