



**81, Clarence Street,
, York YO31 7EL
£775 PCM**

- Ground Floor Apartment
- Part-Furnished
- One Double Bedroom
- Lounge
- Kitchen With Appliances
- Shower Room
- Council tax band A
- Available 26th April

York- Lettings | 01904 629629

58 Micklegate, York, North Yorkshire, YO1 6LF

A smartly presented ground floor apartment situated within easy walking distance of York city centre.

The accommodation comprises of Lounge, one double bedroom, kitchen with appliances and a shower room.

Council tax band A.

No smokers, students or pets. The property is offered to let part-furnished. Available 26th April

ENTRANCE VESTIBULE

Access via Clarence Street. Door to:

LIVING ROOM



Spacious living room with window to front elevation. Door to storage cupboard.

KITCHEN



Newly fitted kitchen with integral oven, hob, and fridge freezer. Freestanding washing machine.

REAR HALLWAY

Doors to:

BATHROOM

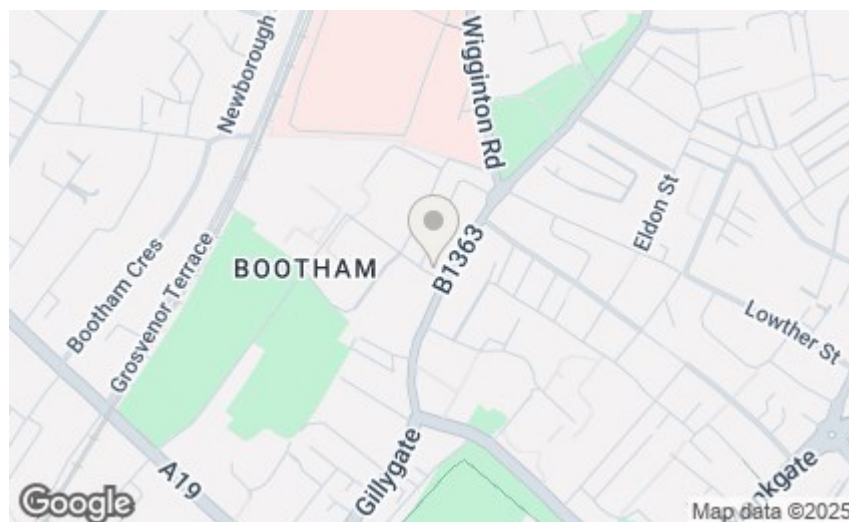
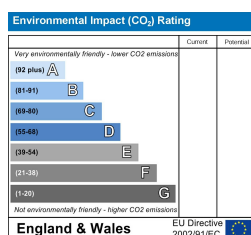
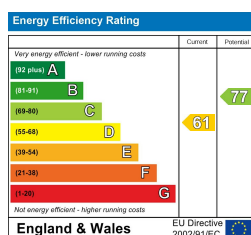


Three piece suite comprising shower cubicle, w.c., and wash basin.

BEDROOM



Double bedroom with window overlooking the rear of the property.



IMPORTANT NOTICE

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If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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