



**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

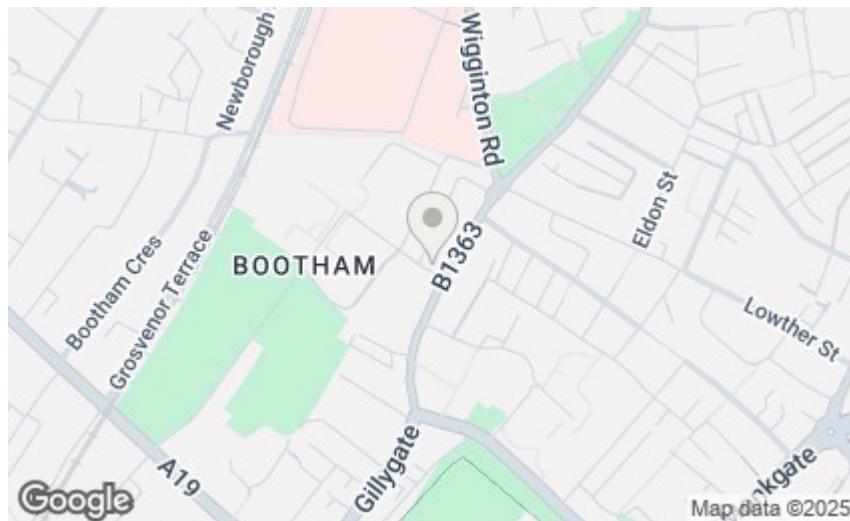
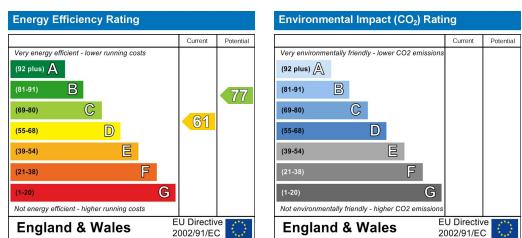


Three piece suite comprising shower cubicle, w.c., and wash basin.

BEDROOM



Double bedroom with window overlooking the rear of the property.



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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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