HUDSON MOODY

City Centre Office 01904 650650 | Poppleton 01904 789999 | Dunnington 01904 489906 | Lettings 01904 629629

135 Leetham House, Palmer Lane, The Stonebow, York YO1 7PD
£1,000 PCM

- Fouth floor apartment
- Open plan living room/ kitchen
- Double bedroom with integral wardrobe
- Newly decorated
- Modern bathroom suite
- Central location
- Balcony Overlooking River Foss
- Secure Undercroft Parking space
- Council tax band B
- Available 20th November

York- Lettings | 01904 629629
58 Micklegate, York, North Yorkshire, YO1 6LF

www.hudson-moody.com

A smartly presented one bedroom city centre apartment with private balcony . The city centre location is ideal for exploring all York has to offer.

This unfurnished apartment located on the fourth floor is accessed via a secure fob controlled access into a communal hallway. The entrance hallway in the apartment has a generous sized storage area which stores the washing machine. The open plan living area/ kitchen offers plenty of natural light through the patio doors leading out to the balcony. The kitchen has integral appliances including a dishwasher. The master bedroom is accompanied with built in wardrobe and there is a modern bathroom suite with shower over bath.

Externally the apartment has its own private balcony and an underground parking space.

Council tax band B.

No Smokers or pets. Available 20th November

COMMUNAL ENTRANCE HALL

A ground floor communal entrance hall leads via a lift and staircase to the fourth floor landing which in turn leads through to the apartment.

ENTRANCE HALL

Timber style flooring. Recessed spotlights to the ceiling. Built-in cupboard housing the hot water tank. Bosch washer/dryer.

LARGE OPEN PLAN LIVING AREA

KITCHEN AREA

Range of fitted wall and floor units with work surfaces incorporating a stainless steel sink unit. Built-in Bosch oven, microwave, fridge/freezer and dishwasher. Halogen hob with extractor fan over. Recessed spotlights to the ceiling.

SITTING AREA

A good sized area with door onto the balcony overlooking the River Foss and far reaching views towards The Wolds. Recessed spotlights to the ceiling. Two panelled wall heaters. Entry phone system.

BEDROOM

A good sized double bedroom with windows giving views over the River Foss. Recessed spotlights to the ceiling. Built-in wardrobe. Panelled heater.

BATHROOM

White suite comprising panelled bath with shower over, wash hand basin set into a vanitory surround with cupboard under and a low flush WC. Chrome ladder style heated towel rail. Shaver point. Recessed spotlights.

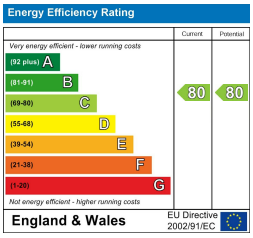
EXTERNALLY

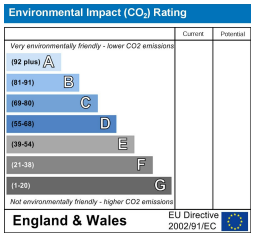
Situated off the sitting room is a balcony. Within the basement of the development is a designated secure off street parking space accessed via remote controlled gates.

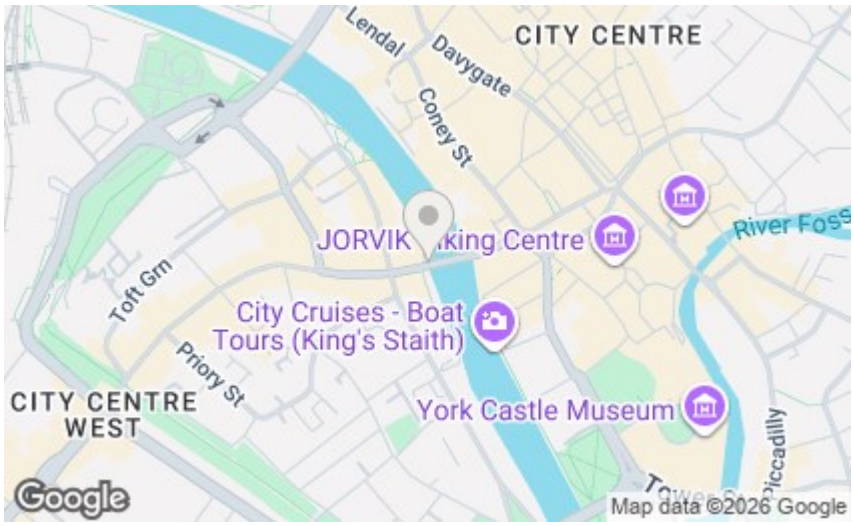
Hudson Moody is a member of RICS - Client Money Protection (Ref: 023761), Propertymark (Ref: C0003303) & The Tenancy Deposit Scheme (Ref: G03903). More details can be found on our website.

HUDSON MOODY

City Centre Office 01904 650650 | Poppleton 01904 789999 | Dunnington 01904 489906 | Lettings 01904 629629







IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. 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.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.