

37 Nicholas Gardens, York YO10 3EX



£695 PCM

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An unfurnished ground floor apartment situated within easy walking distance of York city centre. The property offers accommodation briefly comprising of a good size lounge, kitchen with appliances, two bedrooms and shower room. The property also has the added benefit of an allocated parking space and a garden. No smokers, pets or students. Available 16th December 2017.

LOUNGE

3.96 x 3.96 (13'0" x 13'0")

A good sized room with two double glazed casement windows to the front elevation. Night storage heater. Fire surround with marble inner and hearth housing electric fire.



KITCHEN

2.44 x 2.21 (8'0" x 7'3")

A well presented kitchen with a range of wood fronted wall and base units with worktop over. Electric hob and oven. Washing machine. Fridge.



BEDROOM 1

3.99 x 2.46 (13'1" x 8'1")

A good sized room. Double glazed window to the rear elevation. Night storage heater.



BEDROOM 2

2.49 x 2.31 (8'2" x 7'7")

A further second bedroom. Double glazed French doors leading out to the rear courtyard. Electric panel heater.

BATHROOM

2.44 x 1.42 (8'0" x 4'8")

L-Shaped. Shower cubicle with electric shower. Pedestal wash hand basin. Low flush w.c. Airing cupboard.

REAR COURTYARD

To the rear of the property is a good sized paved rear courtyard. Pathway around the side of the building. Shed for storage.



Fees

Hudson Moody charge a standard all inclusive referencing fee of £175.00 per person over 18 years of age. No other fees apply. In addition a deposit equivalent to 6 weeks rent will be required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	50
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	36	49
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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