

City Centre Office 01904 650650 Poppleton 01904 789999

Dunnington 01904 489906 Lettings 01904 629629

# 37 Nicholas Gardens, York YO10 3EX







£695 PCM

# www.hudson-moody.com

### 37 Nicholas Gardens, York, YO10 3EX

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.

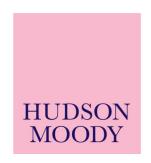


#### **Fees**

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.

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