



York Road
Reading, Reading, Berkshire RG1 8DX

£1,100 PCM

NEA LETTINGS: Situated in this popular road within walking distance of Reading mainline railway station and the town centre is this attractive, two bedroom, unfurnished mid terraced home. The property benefits from two reception rooms, fully fitted kitchen, and enclosed rear garden. Upstairs are two double bedrooms and a family bathroom which is accessed via the rear bedroom. Sorry no pets. Permit parking available. EPC RATING D.

York Road, Reading, Berkshire RG1 8DX

- NEA Lettings
- Mid-Terrace
- Two double bedrooms
- Permit Parking
- Council Tax
- Central Reading
- Unfurnished
- Enclosed rear garden
- EPC Rating D
- Available 6th April

Living Room

11'5" x 10'5" (3.5 x 3.2)



The front door opens into the living room with original wood flooring, gas coal effect fire, window overlooking the front, shelving and cupboard housing the meters. Leading to stairs and dining room.

Dining Room

21'3" x 10'2" (6.5 x 3.1)



With the original wood flooring continuing, this room has access to the understairs storage, feature fire place and window overlooking the rear of the property.

Kitchen

15'5" x 6'2" (4.7 x 1.9)



A large, bright fully fitted kitchen with vinyl flooring, ample worktop and units. Appliances include dishwasher, fridge/freezer, washing machine, electric oven, gas hob and extractor hood. Rear door leading to enclosed garden.

Bedroom one

11'5" x 10'1'8" (3.5 x 3.1)



A large, carpeted, double bedroom overlooking the front of the property with fitted and built-in wardrobe space.

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Bedroom two

11'5" x 10'2" (3.5 x 3.1)



A further carpeted double bedroom with window overlooking the rear of the property, leading to bathroom.

Bathroom

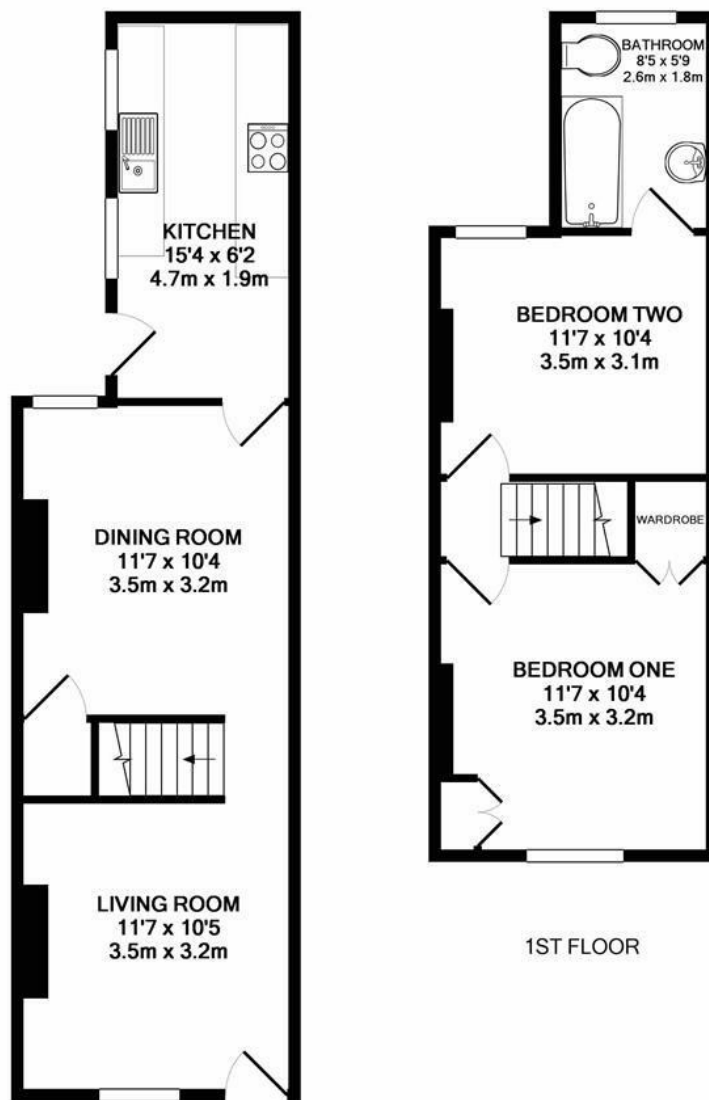


Stepping down into the good size family bathroom with window to rear, tiled floor and three piece white suite comprising of P-shaped bath with shower over, W.C. and pedestal wash hand basin.

Garden



Enclosed garden with decking leading to lawn area and patio. The garden benefits from a shed.



1ST FLOOR

GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	50	56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

