



Apartment 3 80 Alma Terrace, York Yorkshire YO10 4DJ **£695 Per month**

Introductory offer available for the first three months rent during this difficult time. The rent will then increase to original price of £995 per month thereafter.

A fabulous two bedroom ground floor apartment. Providing newly re - furnished accommodation throughout. The property is located just off Fulford Road and has easy access to local shops, York City center, the Millennium Bridge and Rowntree Park.

Spacious accommodation, a well-appointed kitchen, excellent newly fitted bathroom with separate shower cubicle, a delightful courtyard garden, electric underfloor heating, double glazing, residents parking. Briefly comprising open plan kitchen/ diner and living area, hallway with storage cupboard, two bedrooms with access to courtyard and bathroom with WC.

The property is offered furnished, available to let on an Assured Shorthold Tenancy for twelve months, renewable by agreement. Long term let preferred.

Sorry no pets, no smokers.

EPC Rating TBC



KITCHEN DINER AND LIVING AREA

11'70 x 26'91 (3.35m x 7.92m)
External door to side aspect, bay window to front aspect. Laminated wood style flooring with underfloor heating, telephone entry system, wall lights, TV and telephone connections. Range of base and wall units with granite work surfaces integrated washing machine, dishwasher, fridge with freezer. Electric oven and hob with extractor over. Sink and drainer unit. New leather sofa to be installed.

HALLWAY

Laminated wood style flooring with underfloor heating, power points, ceiling light, cupboard containing heating and hot water system and storage.

BEDROOM ONE

13'06 x 8'92 (4.11m x 2.44m)
Fully glazed window and door to rear aspect, fitted wardrobes, TV point.

BEDROOM TWO

13'8" x 6'11" max (4.17m x 2.11m max)
Fully glazed window and door to rear aspect, fitted wardrobes, single bed to fit, TV points.

BATHROOM AND WC

Newly fitted bathroom suit incorporating oval bath with mixer tap, low flush WC, wash hand basin with vanity unit. Large shower cubical with shower attachment and rainfall shower head also. Fully tiled walls, light up mirror, spot lights.

EXTERIOR

Private walled courtyard, with decking, patio table/chairs and BBQ area

PARKING

Allocated parking for one car, additional on street parking.

SERVICES

Mains water, electricity and drainage.

COUNCIL TAX BAND C

EPC RATING TBC

