



**15 William Court Blue Bridge Lane,
Fishergate, York YO10 4NL
£1,700 PCM**

- Modern townhouse
- Newly decorated
- Downstairs cloakroom
- Available immediately
- Dining kitchen
- Integral single garage
- Off road parking
- Two bathrooms
- Furnished
- River views

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58 Micklegate, York, North Yorkshire, YO1 6LF

An extremely well presented modern four bedroom townhouse situated in the popular Blue Bridge area of York overlooking the River Ouse.

Offered to the market furnished the property has been newly decorated throughout and comprises of kitchen/ diner & cloakroom to the ground floor. On the first floor is the living room and two double bedrooms. To the top floor is the master bedroom with ensuite shower room, further double bedroom and family bathroom. The property also comes with a garage which has internal access and off road parking.

The master bedroom, living room and kitchen all have fantastic views looking out on to the river.

Council tax band E

No smokers & No pets. Available immediately for a minimum 12 month agreement.

ENTRANCE HALL

A wooden panelled door with frosted glass insert leads into the entrance hallway. Tiled floor. Single panelled radiator. Various power points. Door to the garage. Further doors to:

GROUND FLOOR W.C.

Low flush WC and wash basin. Opaque glass window to the front elevation.

DINING KITCHEN

Range of wooden fitted wall and base units with laminated work surfaces. Stainless steel sink with mixer tap. Appliances include: Integral four ring gas hob with extractor hood over and Bosch electric oven below. Built-in fridge/freezer. Slimline Bosch dishwasher. Washing machine. Microwave. Toaster, Bosch kettle. Door to understairs cupboard. Wooden table with granite inserts. Two sets of glass panelled double doors giving plenty of natural daylight.

FIRST FLOOR LANDING

Single panelled radiator. Various power points. Doors to:

LIVING ROOM

Situated at the rear of the property with two sets of glazed doors overlooking the river. Wood laminate flooring. Three leather sofas. Panasonic TV. Coffee table.

BEDROOM 3



Situated to the front of the property. Currently with twin beds and a double wardrobe.

BATHROOM



A white three piece suite comprising bath with shower over, low flush WC and wash basin. Tiled floor. Chrome towel rail. Single panelled radiator.

SECOND FLOOR LANDING

Access hatch to loft. Single panelled radiator. Door to a cupboard housing the water cylinder. Doors to:

MASTER BEDROOM

Situated to the back of the property with windows overlooking the river. Triple wardrobe. Double bed. Single panelled radiators.

EN-SUITE SHOWER ROOM

Electric shower, low flush WC and wash basin. Towel rail. Single panelled radiator.

BEDROOM 2

Double bed and wardrobe. Two bedside cabinets. Single panelled radiator below the window.

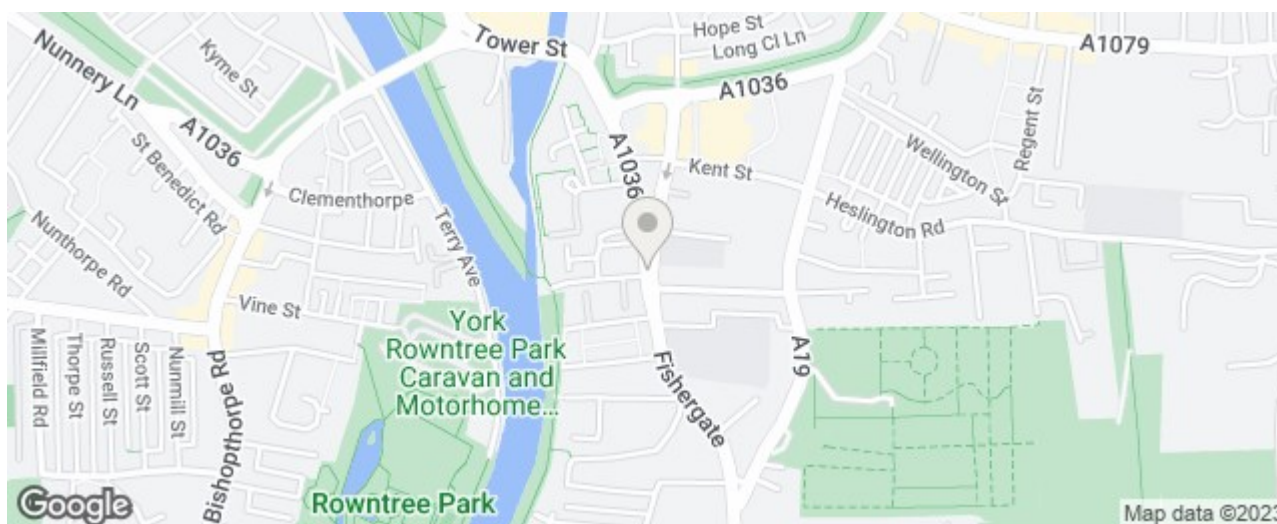
BEDROOM 4



Single bed. Window to the front elevation. Single panelled radiator.

EXTERNALLY

A driveway provides off street parking for one car and leads to an integral single garage.



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