



**12, Harrison Street,
Heworth, York YO31 1DG
£695 Per Month**

- End terraced house
- Attractive Courtyard Garden
- EPC Rating: D
- On-Street Parking
- 2 Bedrooms
- Local Facilities
- Available: Now
- Recently Refurbished
- Close to York City Centre
- Unfurnished

Micklegate | 01904 650650

58 Micklegate, York, North Yorkshire, YO1 6LF

A well presented end terraced house situated within the popular and sought after village of Heworth. 12 month minimum tenancy.

SITTING ROOM



A uPVC panelled and glazed entrance door with glazed light over gives access to the sitting room. The focal point of the room is a fireplace with stone style surround and hearth incorporating an electric fire. Built-in under stairs cupboard.

KITCHEN



Range of recently fitted wall and floor units with work surfaces incorporating a single drainer stainless steel sink unit. Stainless steel electric oven with electric hob and extractor fan over. Tiled splash backs. Plumbing for a washing machine. Seating area. Door to the rear garden

FIRST FLOOR

The first floor is approached from the sitting room via a staircase leading to the first floor landing. Access hatch to loft.

BEDROOM 1



A good sized double bedroom with window giving views over the rear garden.

BEDROOM 2



Windows giving views to the front of the house. Built in cupboard

SHOWER ROOM



Newly fitted with corner shower unit, low flush WC and a wash basin set into a vanitory surround with cupboard under. Tiled walls and floor.

EXTERNALLY



To the rear of the property is an enclosed courtyard with raised flower beds. Situated within the courtyard is a store shed, outside toilet and separate store.

GENERAL REMARKS

VIEWING

All viewing is strictly by prior appointment with the sole selling agents, Hudson Moody. Please contact our offices at 58, Micklegate, York, YO1 6LF. Telephone (01904) 650 650.

LOCATION

The property is well situated just off Heworth Village. Local amenities and shops are available close by on East Parade and the large Monks Cross Retail Park is a short distance away. There are a number of primary and secondary schools in the area and good communication links with bus services to York city centre and the A64 trunk road serving the motorway network.

AMENITIES

All mains services. Gas central heating.

FIXTURES AND FITTINGS

All fixtures and fittings are specifically excluded from the sale unless they are mentioned in the particulars of sale.

LOCAL AUTHORITY YORK

City of York Council, West Offices, Station Rise, York, YO1 6GA. Telephone 01904 551550.

OFFER PROCEDURE

Before contacting a Building Society, Bank or Solicitor you should make your offer to the office dealing with the sale, as any delay may result in the sale being agreed to another purchaser, thus

incurring unnecessary costs. Under the Estate Agency Act 1991, you will be required to provide us with financial information in order to verify your position, before we can recommend your offer to the vendor. We will also require proof of identification in order to adhere to Money Laundering Regulations.

Approx. 26.8 sq. metres (288.0 sq. feet)

