

## Lucas Avenue, York £850 Per Month

Stephensons are pleased to offer for rent this ideally situated one bedroom first floor apartment. Offered fully furnished and available immediately, the property is just a short walk from York City Centre and crucially comes with off street parking.



The property is accessed via a solid wood panelled front door which opens immediately onto a staircase leading to the first floor apartment. The staircase opens into the apartment's large, spacious living room with sofa, coffee table, chest of drawers and large built in storage.

Found off the living room is the property's kitchen, which sits to the rear elevation and comes with a range of wall and base units, free standing cooker with four ringed gas hob, fridge freezer, microwave and a range of crockery, cutlery, pots and pans.



The bedroom is a pleasantly sized double bedroom, with large double bed and mattress, wardrobes, bedside table and chest of drawers. Finally, the bathroom briefly comprises of a panelled bath with gravity shower over, pedestal wash basin and low flush wc.

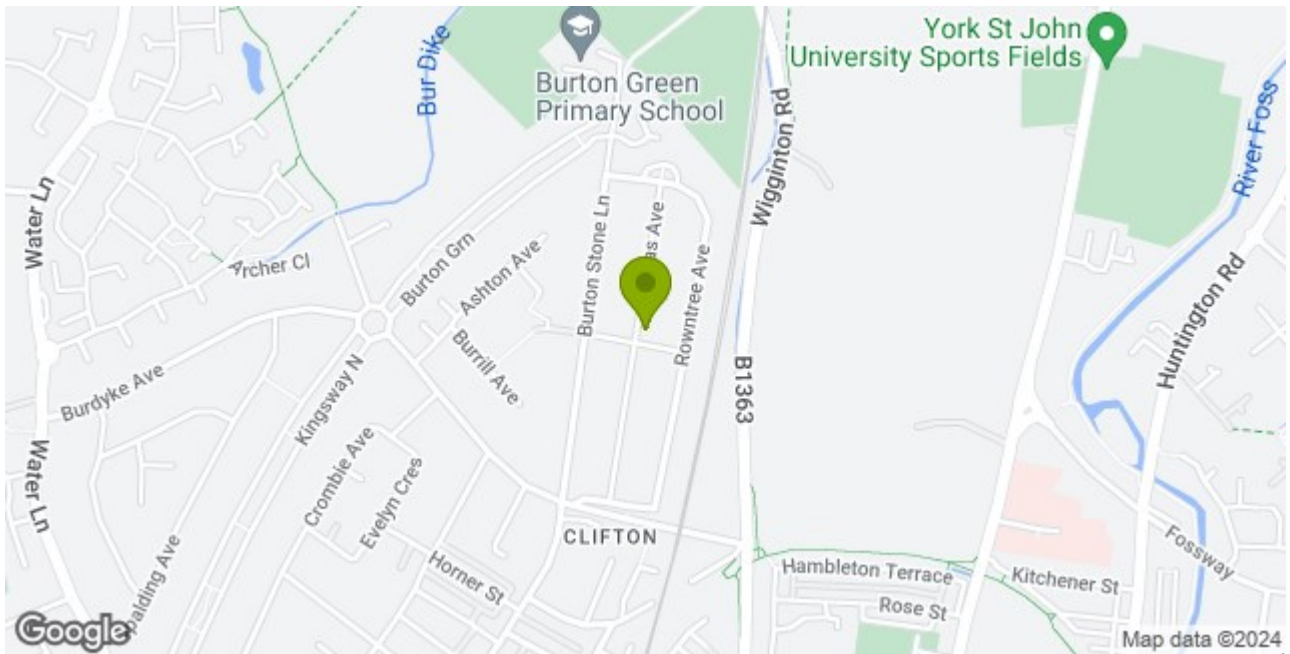
To the outside the property benefits from one off street parking spot accessed via a wrought iron gate to the front of the property.

Services: All services connected

EPC Rating: 70 - C

Council Tax: City of York - Band A

Viewings: Strictly via the letting agent 01904 625533



### Stephensons

York	01904 625533
Knarborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
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### Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

### Associates

N Lawrence

