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# York Road, Southampton

Per Month £1,325 Per Month



Lovely two-bedroom family home situated within York Road offered part furnished.

The ground layout is with an entrance hallway leading to an open plan living and dining room, the living room has shelving built in around the fireplace.

The kitchen is a white gloss finish, spot lighting and dual aspect windows allowing plenty of natural light. The appliances include washing machine, fridge/freezer and oven & gas hob, The garden is enclosed with rear access and a purpose-built outhouse that has lighting.

On the first floor you'll find the four-piece bathroom with shower cubicle, bath, toilet, sink and mirrored cupboard above. The second bedroom is a double with built in small draws and wardrobe unit. The front bedroom is the larger double with more smaller draw units and a larger wardrobe.

The property has gas central heating with radiators in all rooms, double glazing and PETS ARE CONSIDERED. Parking is permit, obtainable through Southampton City Council.

35 Bedford Place, Southampton, Hampshire, SO15 2DG | 02380 987720  
southampton@hunters.com | www.hunters.com



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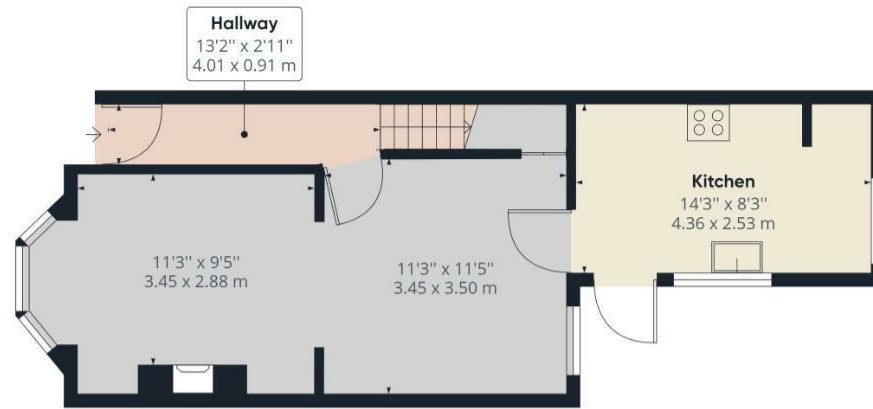


## KEY FEATURES

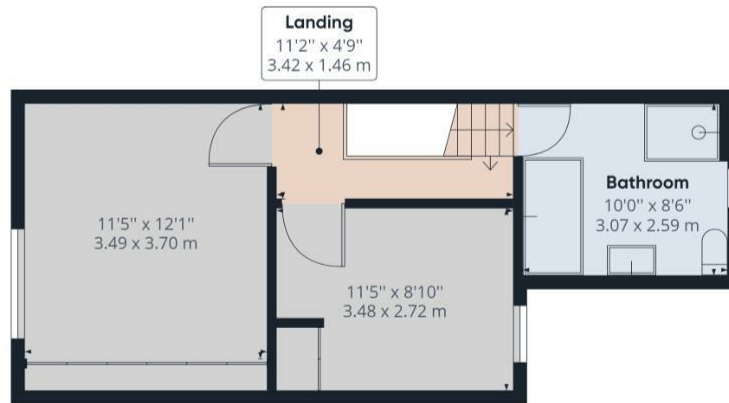
- Two bedroom, two reception family home
  - Open plan reception & dinner
    - Modern kitchen
  - Purpose built outhouse
  - Four piece bathroom
    - Permit parking
  - PETS CONSIDERED
  - Redecorated walls
    - Unfurnished







Ground Floor



Floor 1

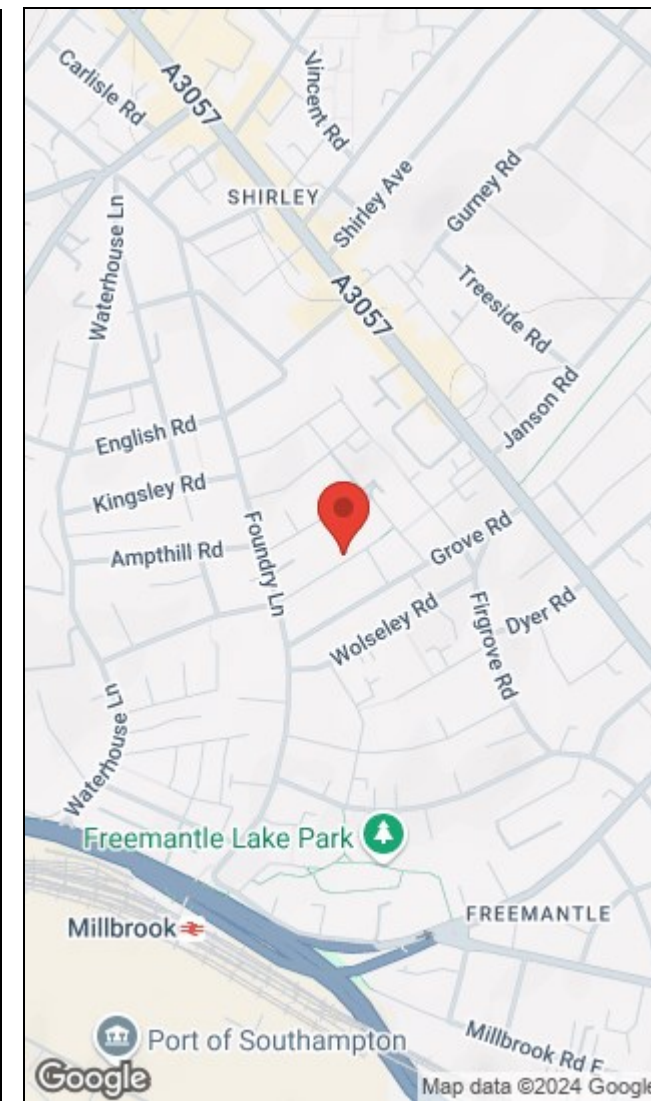
Approximate total area<sup>(1)</sup>

827.90 ft<sup>2</sup>  
76.91 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
|                                             | Current | Potential |                                                                 | Current | Potential |
| Very energy efficient - lower running costs |         |           | Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales<br>EU Directive 2002/91/EC  |         |           | England & Wales<br>EU Directive 2002/91/EC                      |         |           |

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