

N A I S H

ESTATE AGENTS



YORK
EST. 1939



25 Carleton Street

Leeman Road, York, YO26 4XN

Great location, in the Holgate area of York. Two bedroomed Mid Terraced House, Lounge, Kitchen. Enclose Rear Yard. Available from May

£1,050 PCM

25 Carleton Street

Leeman Road, York, YO26 4XN



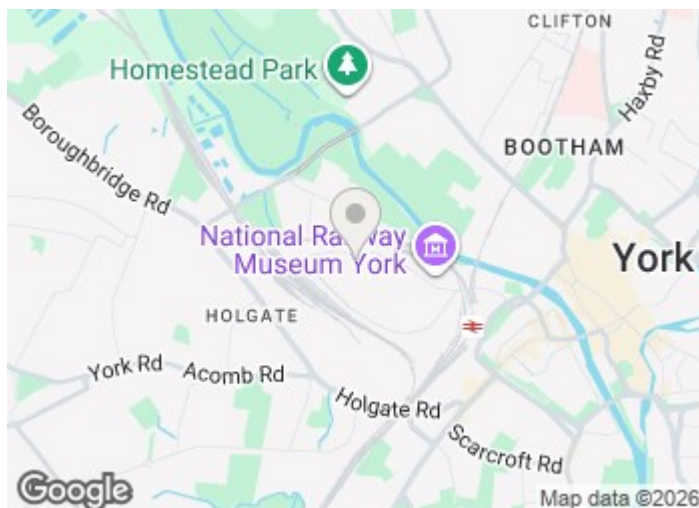
- 2 Bed Terraced Home
- Rear Yard Space with Storage
- Popular Residential Area
- Lounge Kitchen downstairs bathroom
- On Street Parking
- Available early June
- Walking Distance to City Centre & Train Station
- Shared Community Garden Space

Property Description

Costs and Utilities

Environs

Holding Deposit information

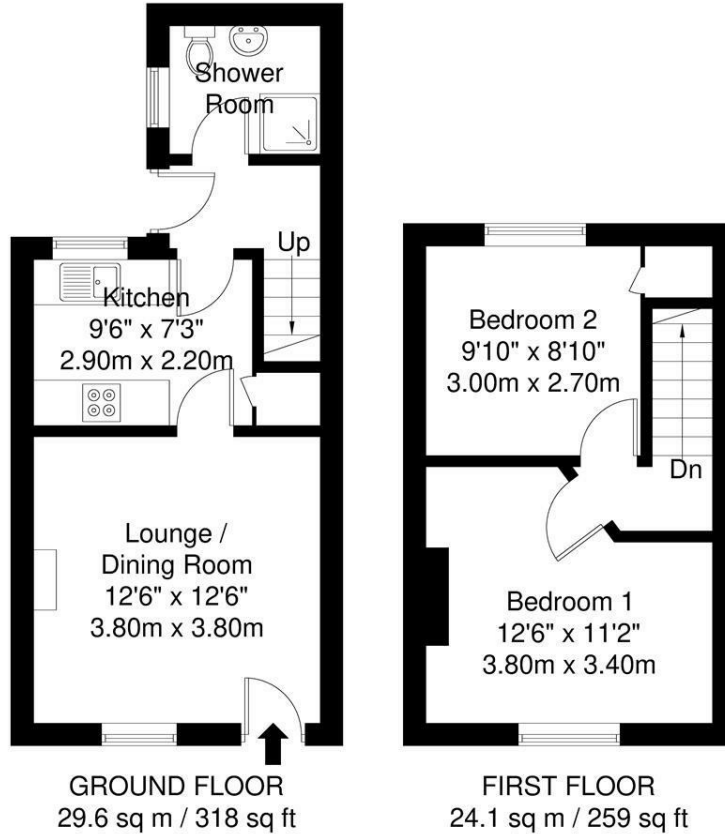


Directions



Floor Plan

25 Carleton Street



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

3 High Petergate, York, YO1 7EN
Tel: 01904 653564 Email: naish@naishproperty.co.uk www.naishproperty.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	