



- Two bedroom refurbished mid terraced property
- Close to local amenities and facilities in the surrounding area
- 2 Reception Rooms
- New kitchen with integrated cooking facilities
- New Gas central heating system and combi boiler
- New bathroom with bath and shower over
- Benefiting from double glazing
- Private courtyard to the rear
- On the road parking at the front
- Council Tax Band = A

SAB Properties are pleased to offer this newly refurbished mid terraced house, with 2 ground floor reception rooms, new kitchen and bathroom and 2 double bedrooms. New neutral décor and flooring throughout.

Excellent location for local transport links and local amenities.

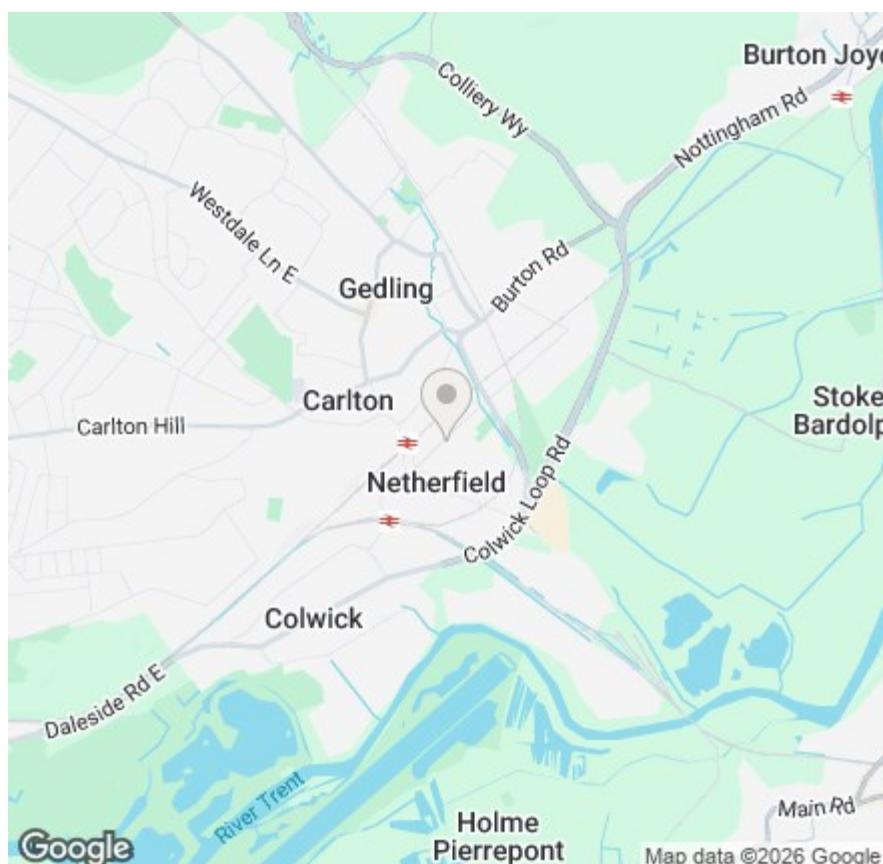
A holding deposit of £219.00 is payable to reserve the property. Should the application be successful, this will be put towards your first month's rent.

A security deposit is due of £1095.00, which subject to Term's and Conditions of the deposit will be refunded at the end of the tenancy.

SAB Properties are member of The Property Redress Scheme

York Street, Netherfield, Nottingham

£950



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



Description

This two bedroom terraced house is beautifully presented throughout and perfect for couples, working professionals or small family looking to be situated within close proximity to a range of shops and café's with excellent transport links into Nottingham City Centre including Netherfield Train Station.

There is a new gas central heating system and new combi boiler, new kitchen and bathroom, newly decorated and new carpets and flooring.



The property comprises of entry in to lounge, kitchen to the rear with integrated electric oven, gas hob and overhead extractor, complimentary ceramic tiled splashback, and leading to the family bathroom with shower over bath.

To the first floor are 2 double bedrooms

Outside, there is on street parking to the front and a courtyard garden to the rear.

Lounge

New décor and flooring. Decorative feature wall on chimney breast. Wall mounted radiator, TV and telephone points. UPVC double glazed window

Kitchen

A selection of high gloss easy close wall and base units and roll edged wooden grain worktops. Stainless steel sink and drainer with mixer tap. Complimentary tiled splashback and walls. Integrated electric oven and 4-burner gas hob with overhead extractor hood. Neutral décor and vinyl flooring. UPVC double glazed window.

Bathroom

Suite comprising of bath, with mains flow dual shower over, with stainless taps, low level WC and wash basin within handy vanity cupboard. Complimentary tiling to walls. Neutral décor and flooring. Wall mounted radiator, extractor fan and UPVC opaque glazed window.

Bedroom 1

New neutral décor and neutral flooring, wall mounted radiator, UPVC double glazed window. Will easily accommodate a double bed and a selection of bedroom furniture

Bedroom 2

Located to the rear, with new neutral décor and neutral flooring, wall mounted radiator, UPVC double glazed window. Will easily accommodate a double bed and a selection of bedroom furniture.

Outside



To the front is on-street car parking. To the rear is a gated enclosed courtyard and fence panels to the boundaries