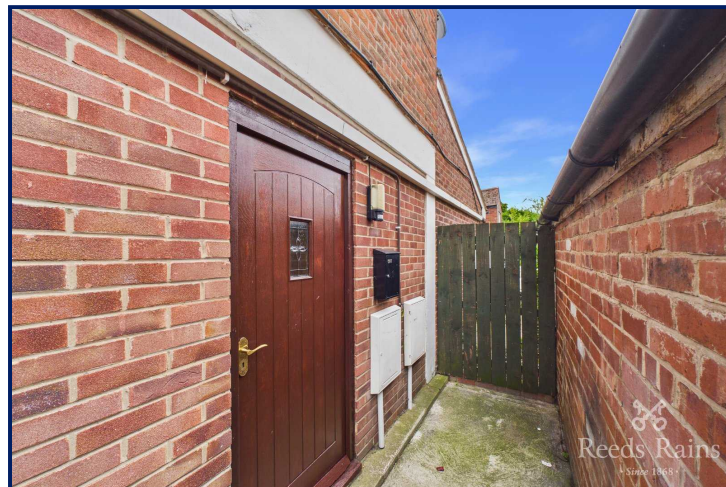
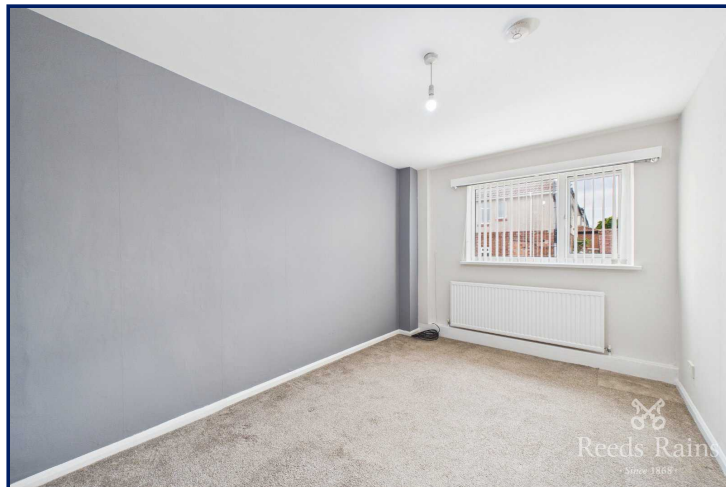
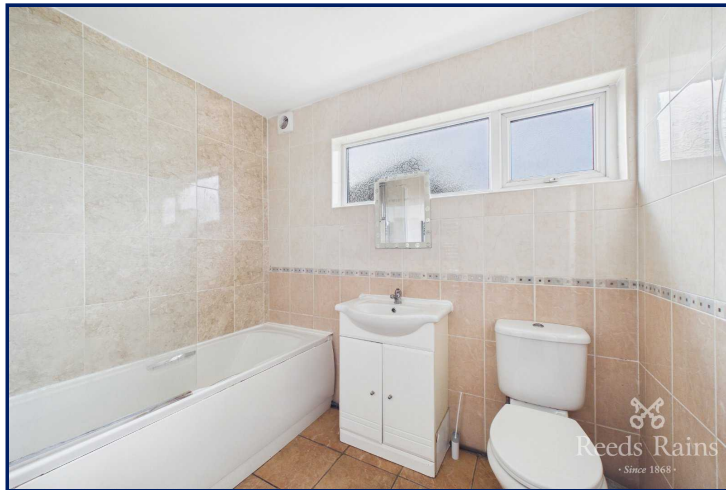




Flat 2, 25A, Boroughbridge Road,
York, North Yorkshire, YO26

£995 per month Unfurnished

 **Reeds Rains**

[reedsrains.co.uk](https://www.reedsrains.co.uk)

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£995 per month Unfurnished

Council Tax Band:
EPC Rating: TBC

AVAILABLE SEPTEMBER 2026FIRST FLOOR FLAT***TWO DOUBLE BEDROOMS***EXCELLENT LOCATION***CLOSE TO LCOAL SHOPS AND AMENITIES***GREAT TRANSPORT LINKS TO YORK CITY CENTRE***COUNCIL TAX BAND A***AWAITING EPC RATING***

Main Description

Reeds Rains of Acomb have to offer to let this attractive first floor flat with two good size double bedrooms conveniently located on Boroughbridge Road providing easy access to York City Centre and the York Ring Roads. Internally compromising of an entrance hall with storage cupboard with stairs leading to the first floor where there is a modern kitchen and bathroom, light and spacious lounge and two double bedrooms. Externally there is a mainly laid lawn with washing lines and bin store. The garden would be maintained by the landlord.

Kitchen

Fitted with a range of wall and base units with work surface over incorporating sink and drainer tiled, splash backs, integrated electric oven and hob, radiator and double glazed window to the side elevation.

Bathroom

Suite comprising of panelled bath with shower over, low flush w.c, pedestal wash hand basin, part tiled, radiator and double glazed window to the rear.

Living Room

This good size lounge is bright and airy and has double glazed window to the front elevation and radiator.

Bedroom One

Double bedroom with double glazed window, and radiator.

Bedroom Two

Double bedroom with double glazed window,

and radiator.

Reeds Rains is a trading name, independently owned and operated under licence from Reeds Rains Limited, by Favsko 23 Ltd (company number 14709182) registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire M33 3SD. VAT registration no: 437 5421 92.

All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.

For full EPC please contact the branch.



We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Reeds Rains.

Other important information which you will need to know about this property can be found at [reedsrains.co.uk](https://www.reedsrains.co.uk)