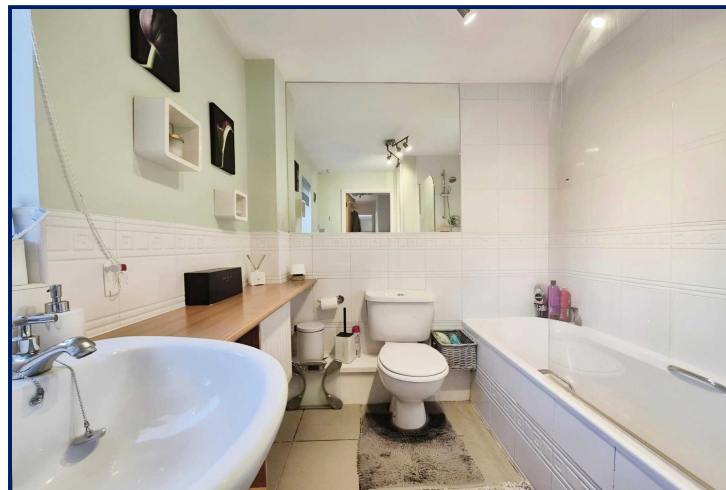
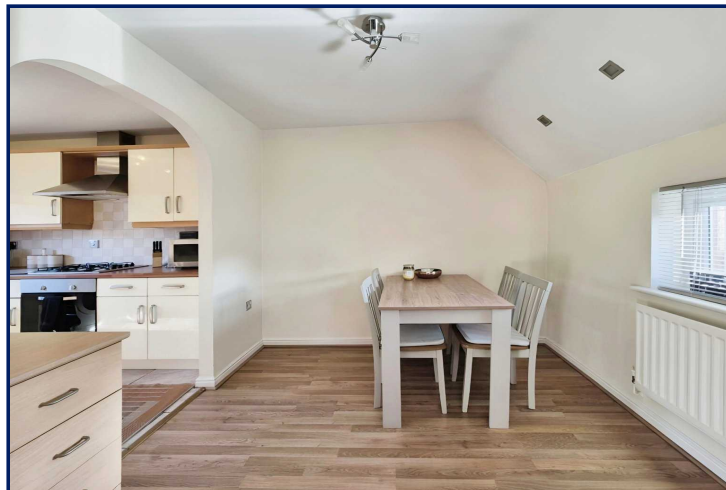
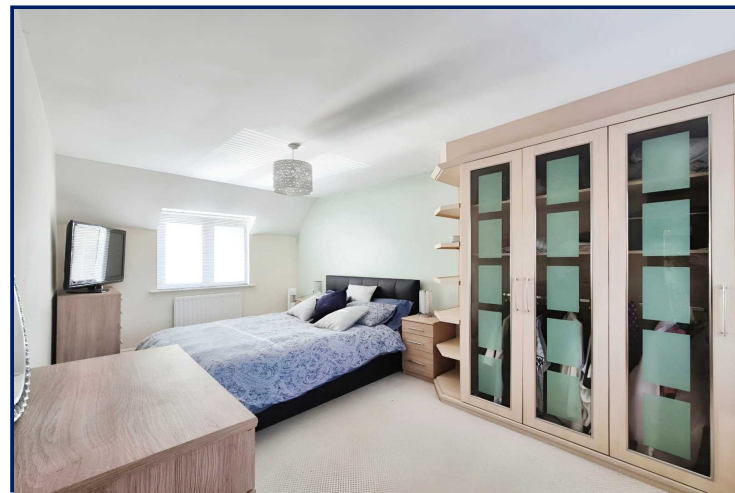
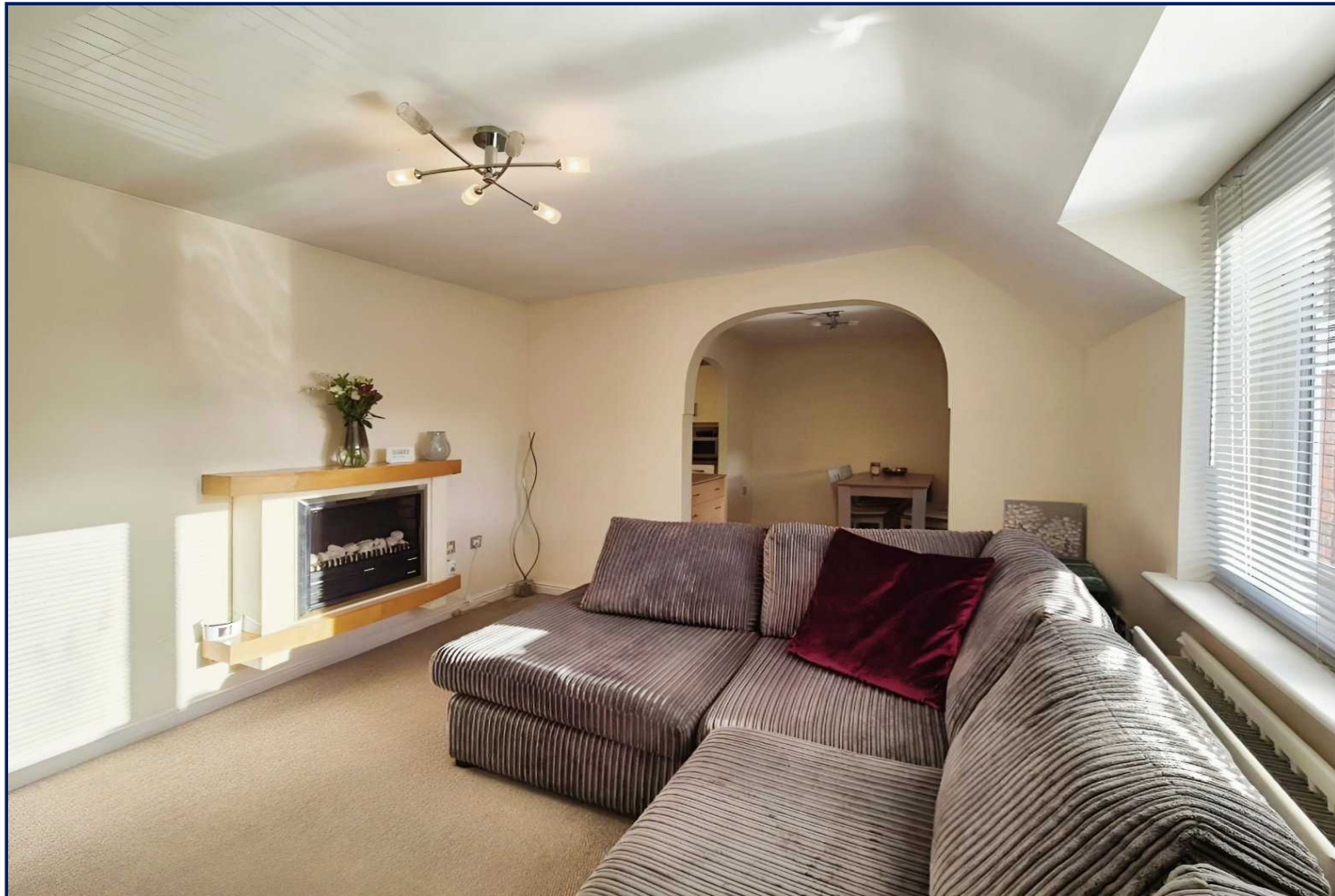
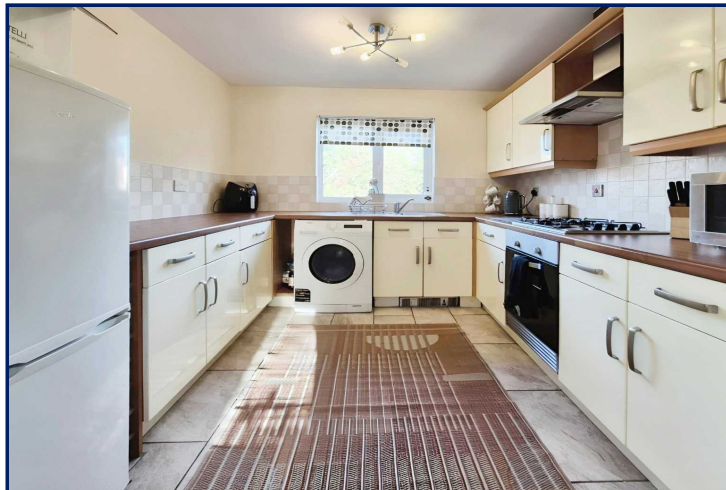




Princess Drive, York, North
Yorkshire, YO26

£1,200 per month
Unfurnished

 **Reeds Rains**

reedsrains.co.uk

Princess Drive, York, North Yorkshire, YO26
£1,200 per month Unfurnished

Council Tax Band: C
EPC Rating: C

AVAILABLE NOVEMBER 2024COACH
HOUSE APARTMENT***GENEROUS
PROPORTIONS***TWO DOUBLE
BEDROOMS***FAMILY
BATHROOM***PARKING SPACE
INCLUDED***EPC RATING C***COUNCIL
TAX BAND C***

Main Description

Reeds Rains of Acomb are offering to let this generously sized charming coach house apartment in the sought after Sovereign Park development which has excellent commuter links to York City Centre and the York ring road which is perfect for commuters. The ground floor welcomes you with stairs that lead to the first floor accommodation compromising of an open plan kitchen - dining - living area, two spacious double bedrooms and a family bathroom. Externally there is one allocated parking space at the front of the property.

Living Room

13'1" x 10'10" (4m x 3.3m)
Light and spacious living room positioned at the front of the property with double glazed window allowing plenty of natural light, with open plan following into the dining room.

Dining Room

9'2" x 8'6" (2.8m x 2.6m)
Open plan dining room positioned to the front of the property with an open plan flow leading to the living room and the kitchen.

Kitchen

9'2" x 9'2" (2.8m x 2.8m)
Positioned to the rear of the property you will find this light and airy kitchen featuring a range of base and wall units, white goods, oven & hob, and large window allowing plenty of natural light.

Bedroom One

17'5" x 13'1" (5.3m x 4m)
This exceptionally spacious double bedroom featuring dual aspect double glazed windows

proving an abundance of natural light, also featuring a large range of fitted wardrobes.

Bedroom Two

14'1" x 9'6" (4.3m x 2.9m)
Spacious double bedroom positioned to the front of the property featuring a range of fitted wardrobes.

Bathroom

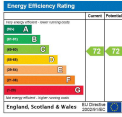
8'6" x 6'9" (2.6m x 2.06m)
Family style bathroom featuring shower over bath, toilet, and large vanity providing storage space.

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.

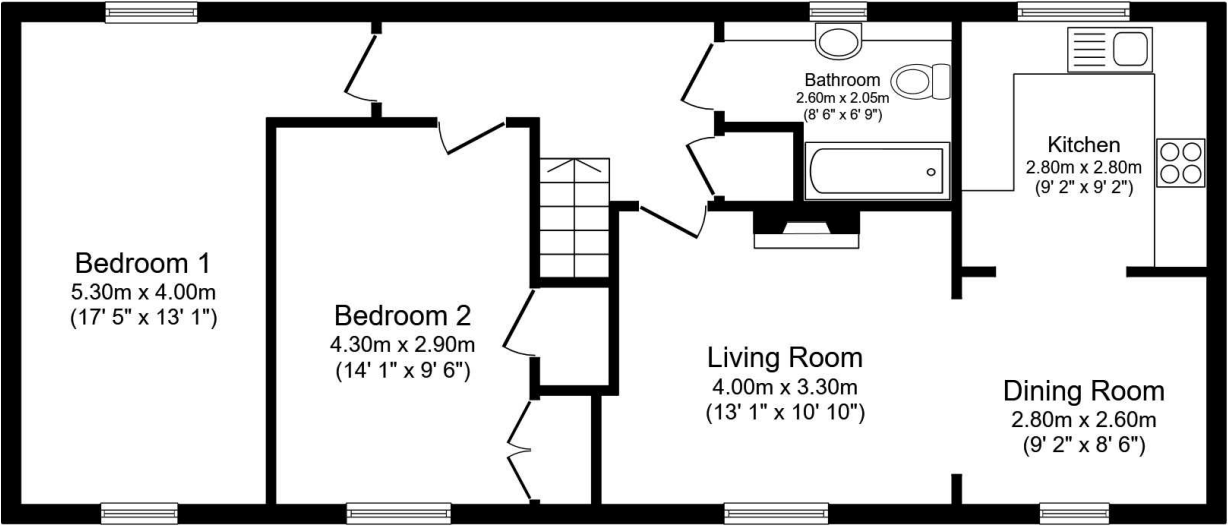
All Measurements
All Measurements are Approximate.

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.



Floor Plan
Floor area 74.2 sq.m. (799 sq.ft.)

TOTAL: 74.2 sq.m. (799 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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