GLEN HEATON

exp UK

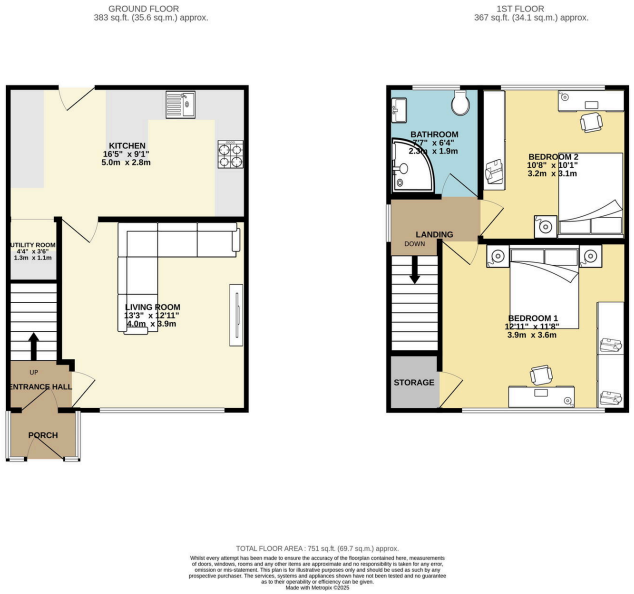
glen.heaton@exp.uk.com
glenheaton.exp.uk.com
01617 062054

109 York Road, Denton

Offers Over £200,000

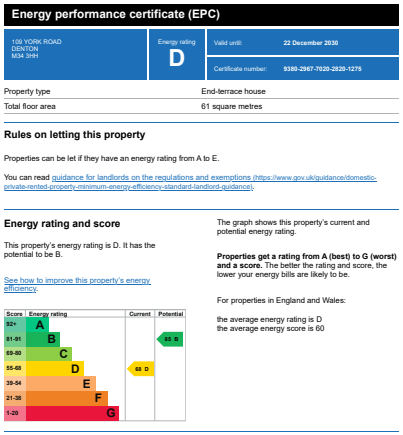
2 1 1

- Please Quote Ref GH702
- Off Road Parking
- Large Garden
- Immacualte Condition Throughout
- Walking Distance To Outstanding Local Schools
- Not Overlooked From The Rear
- Excellent Transpoert Links
- Stunning Fitted Kitchen
- Huge Potential To Extend



Open Day Saturday 3rd May, Call To Book Your Time Slot.

Welcome To York Road Denton, A Stunning Ready To Move Into Two Bedroom End Terrace Home, With Large Garden And Off Road Parking.



Energy performance certificate (EPC)

16B YORK ROAD DENTON M34 3HH	Energy rating D	Valid until:	22 December 2030
		Certificate number:	9380-2967-7020-2820-1275

Property type	End-terrace house
Total floor area	61 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

See how to improve this property's energy efficiency.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

eXp World UK Ltd is a registered company at Corporation Service Company (UK) Limited, 5 Churchill Place, 10th Floor, London, United Kingdom, E14 5HU. Registered company number is 12016573. VAT Registration Number is 327 4120 29