



38 Phoenix Boulevard

, York, YO26 4WU

£1,395 PCM

Phoenix Boulevard *** Beautifully Presented *** FULLY FURNISHED *** Three Bedrooms (one is an office) *** Gorgeous kitchen and Open Plan Lounge *** Ground Floor WC *** Main Bedroom plus Dre *** Dressing Area & Ensuite *** Allocated Parking Space *** Under floor heating *** Available NOW *** NOT SUITABLE FOR SHARERS, SORRY

EPC Rating C
Council Tax Band D

Viewing

Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.

- NOT SUITABLE FOR 3 FOR MORE SHARERS, SORRY
- Three Bedrooms (one is an office)
- Main Bedroom Plus En-Suite & Dressing Area
- Open Plan Lounge / Kitchen
- FULLY Furnished
- Ground Floor WC
- Allocated Parking Space
- Close To CC & Station
- EPC Rating C
- Council Tax Band D



3



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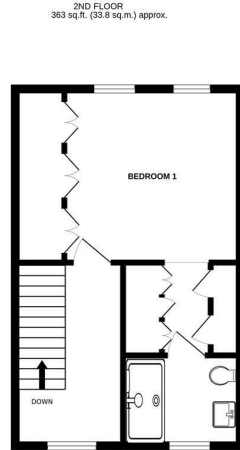
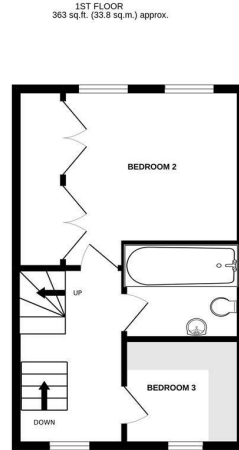
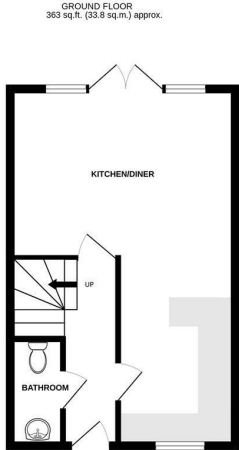
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C

For Sale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75 85
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(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 	



TOTAL FLOOR AREA : 1090 sq.ft. (101.3 sq.m.) approx.
 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.
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