



## 74 Burnholme Avenue

, York, YO31 0NB

**£1,395 PCM**

\*Fees apply

Burnholme Ave \*\*\* Semi Detached Property \*\*\* 3 Bedrooms  
\*\*\* MODERN Decor & Fittings\*\*\* Unfurnished \*\*\* GARDEN \*\*\*  
All White Goods Included including dishwasher \*\*\* Available  
1 April 2024 \*\*\* EPC Rating E \*\*\* Council Tax Band C

- Semi Detached Home
- 3 Bedrooms
- Stunning Dining Kitchen
- Fully Integrated Appliances
- Drive and Garden
- Quiet Location
- Available 1 April 2024
- Council Tax Band C
- EPC Rating E

### 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.



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E

# To Let

## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

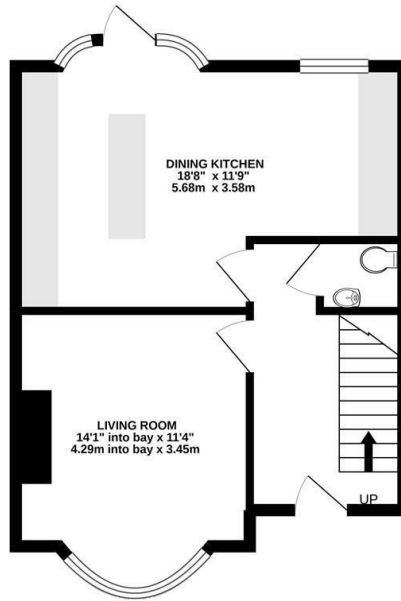
## England & Wales Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>53</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

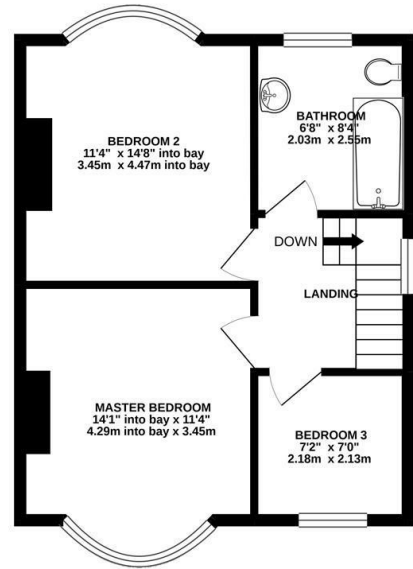
## England & Wales

EU Directive 2002/91/EC

GROUND FLOOR  
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 865 sq.ft. (80.3 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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