



## 3 Nunthorpe Crescent

, York, YO23 1DU

**£1,300 PCM**

\*Fees apply

Nunthorpe Crescent \*\*\* Unfurnished \*\*\* Just Off Bishopthorpe Road \*\*\* Open Lounge and Kitchen \*\*\* Short walk to the City Centre \*\*\* Private Rear Garden \*\*\* Garage \*\*\* Minimum 12 Month Tenancy \*\* Available early May \*\*\* EPC rating D \*\*\* No Pets \*\*\* Council Tax Band C

- Semi Detached House Just Off Bishopthorpe Road
- Three Bedrooms
- Two Reception Rooms
- Private Rear Garden
- Garage
- Minimum 12 Month Tenancy
- EPC Rating D & Council Tax Band C
- Short walk to the City Centre
- Available early May 2024
- Unfurnished

### 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.



3



1



2

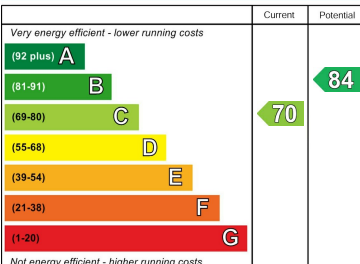


C

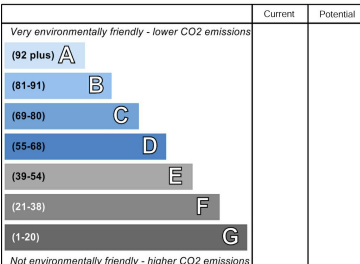


# To Let

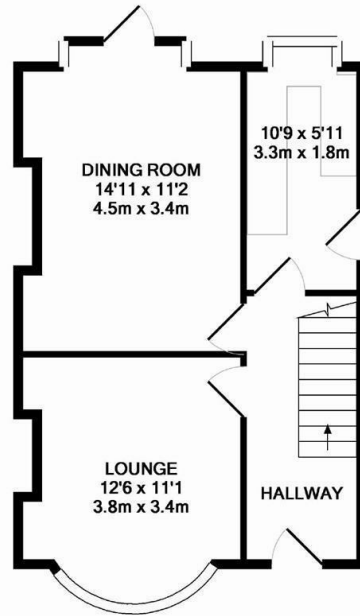
## Energy Efficiency Rating



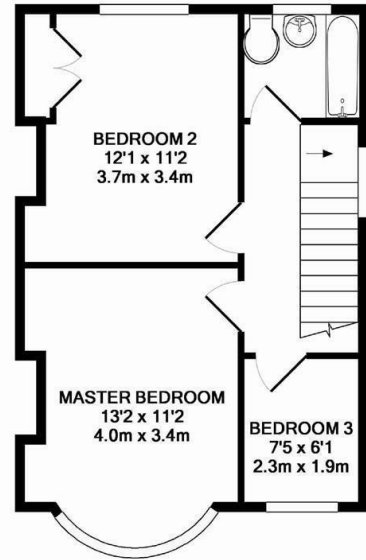
## England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating



## England & Wales EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 430 SQ.FT.  
(39.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 418 SQ.FT.  
(38.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 848 SQ.FT. (78.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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