



86 Clifton

York, YO30 6BA

£795 PCM

Bootham *** One Bed Studio Flat *** Located Above Boots the Chemist *** SINGLE OCCUPANCY ONLY *** Unfurnished *** Modern Bathroom & Kitchen *** Available Now *** EPC Rating C *** Council Tax Band A

- Clifton
- Top Floor Studio Flat
- Single Occupancy Only
- Unfurnished
- Modern Finish
- Available Now
- EPC Rating C
- Council Tax Band A

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.



1



1



1



For Sale

Energy Efficiency Rating

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

England & Wales EU Directive 2002/91/EC

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		

England & Wales EU Directive 2002/91/EC



6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumstateagency.com www.quantumstateagency.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.