



## 5 Keble Park Crescent

Bishopthorpe, York, YO23 2SY

**£1,350 PCM**

\*Fees apply

Keble Park Crescent \*\*\* 3 Bed Detached \*\*\* Superb Presentation Throughout \*\*\* 2 Reception Rooms \*\*\* Ground Floor WC \*\*\* Large Utility and Garage \*\*\* Larger than Average Garden \*\*\* Unfurnished \*\*\* Available May \*\*\* Council Tax Band D \*\*\* EPC Rating D \*\*\* Six Months Let Only

- Detached family home
- Three bedrooms
- Two reception rooms
- Good size garden
- Driveway and garage
- Unfurnished
- Quiet village location
- Available May
- Six months let only

### 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.





# To Let

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		82
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	64	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

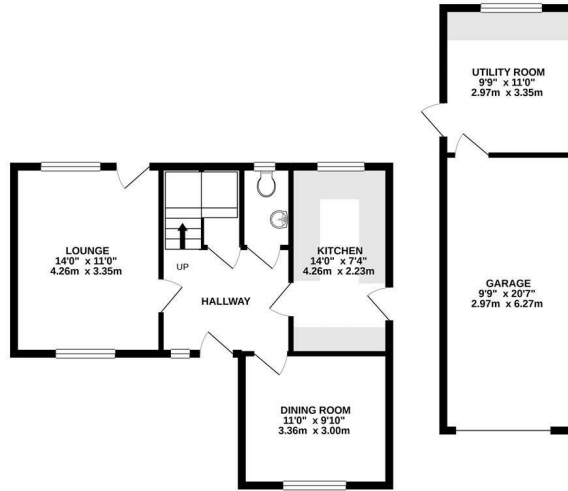
## England & Wales Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</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

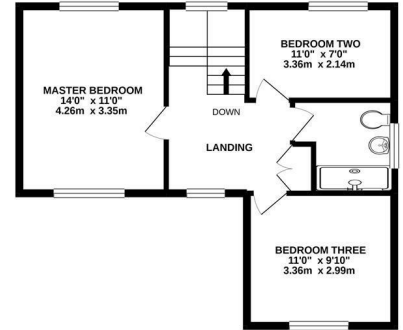
## GROUND FLOOR

808 sq.ft. (75.0 sq.m.) approx.



## 1ST FLOOR

501 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 1309 sq.ft. (121.6 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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