



## 47 Barons Crescent

Copmanthorpe, York, YO23 3TZ

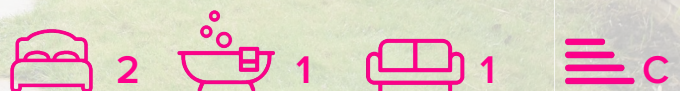
**£925 PCM**

SORRY, WE ARE FULL FOR VIEWINGS\*\*\* 2 Bed Mid Town House \*\*\* Unfurnished with white goods\*\*\* Conservatory \*\*\* Gardens to front and rear \*\*\* Available 1st July \*\*\* EPC Rating C \*\*\* Council Tax Band B

- SORRY, WE ARE FULL FOR VIEWINGS
- 2 Mid Town House
- Conservatory
- Gardens to front and rear
- Available 1st July 2024
- Unfurnished with white goods
- EPC Rating C
- Council Tax Band B

### 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.



# For Sale



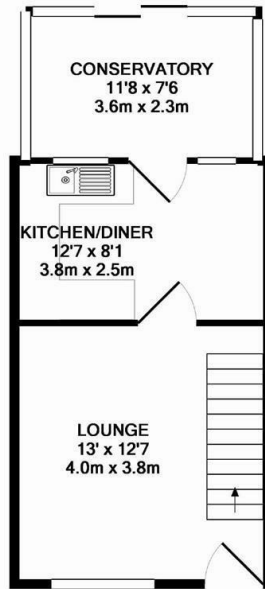
## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>	75	
(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 energy efficient - higher running costs		

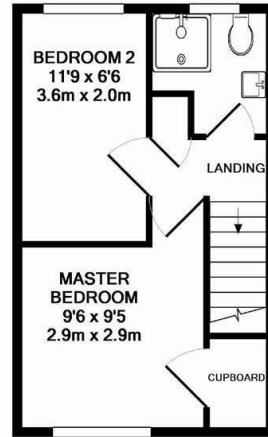
## England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

	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  
APPROX. FLOOR  
AREA 356 SQ.FT.  
(33.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 270 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 626 SQ.FT. (58.1 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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