



## 55a Eldon Street

, York, YO31 7NE

**£1,225 PCM**

Eldon Street \*\*\* Three bedrooms \*\*\* First floor \*\*\* Separate cloakroom \*\*\* Small courtyard location \*\*\* 1 parking space \*\*\* Smart decor \*\*\* Available Early April \*\*\* EPC Rating C \*\*\* Council Tax Band C

- The Groves
- Dining kitchen
- Large lounge
- Perfect for creating home offices
- 3 Bedrooms
- Quiet courtyard location
- No HMO sharers
- EPC Rating C
- Council Tax Band C
- Available Early April

### 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

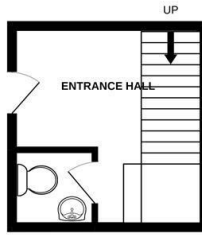
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

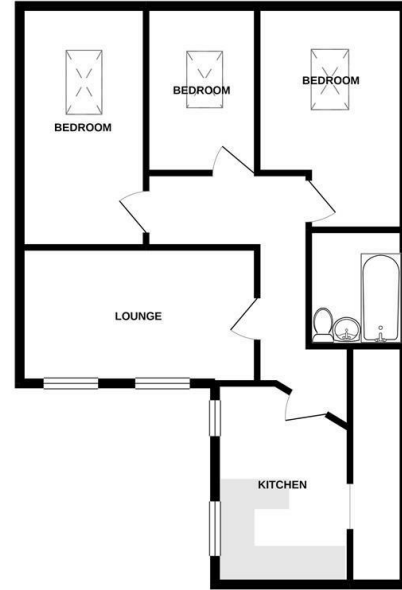
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

EU Directive 2002/91/EC

GROUND FLOOR  
138 sq. ft. (12.8 sq. m.) approx.



1ST FLOOR  
665 sq. ft. (61.8 sq. m.) approx.



TOTAL FLOOR AREA: 803 sq. ft. (74.6 sq. m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, coloured lines, 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 is given as to their operability or efficiency can be given.  
 Made with MyPlanix ©2012



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.