



## 2 Snowdon Close

Askham Richard, York, YO23 3NZ

**£1,300 PCM**

Pets Considered \*\*\* Spacious throughout \*\*\* 4 bed family home \*\* Garage & driveway \*\*\* En-suite to master bedroom \*\*\* Conservatory \*\*\* Garden to front & rear \*\*\* Available mid to late October \*\*\* Unfurnished \*\*\* EPC rating TBC \*\*\* Council Tax Band C \*\*\* Oil boiler \*\*\* Close to Askham Bryan College, A64 access providing access to the local shops and York College \*\*\*

- 4 bed family home
- Spacious layout
- Garage & driveway
- Gardens to the front & rear
- En-suite to master bed
- Kitchen/Diner
- Available Mid to late October
- Lovely infant school
- Unfurnished
- Pets considered

### 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.



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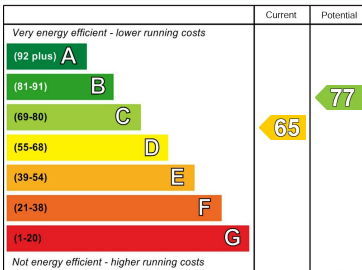


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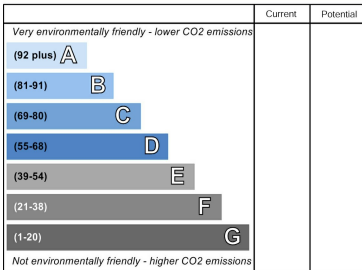


# For Sale

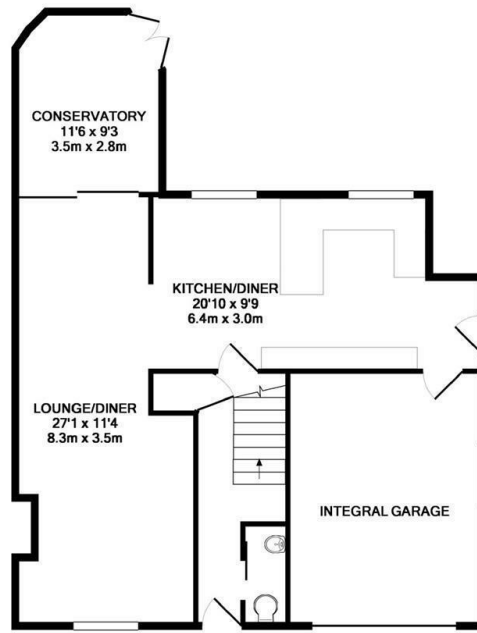
## Energy Efficiency Rating



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



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

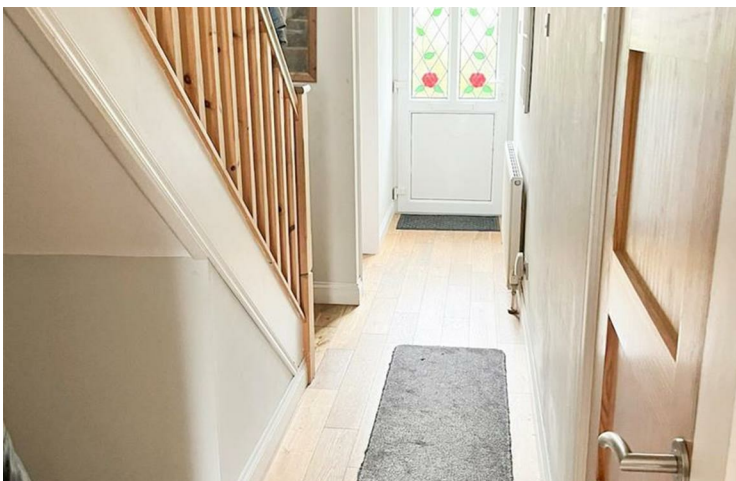


GROUND FLOOR  
APPROX. FLOOR  
AREA 871 SQ.FT.  
(80.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 741 SQ.FT.  
(68.9 SQ.M.)

**TOTAL APPROX. FLOOR AREA 1612 SQ.FT. (149.8 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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