



20 Third Avenue

, York, YO31 0TX

£3,250 PCM

STUDENT PROPERTY *** Third Avenue *** 5 Bedrooms - 4 Doubles & One Single *** Communal Lounge *** 1 bedroom en-suite *** Less Than 1 Mile From the Centre *** Furnished *** Off Street Parking *** £150 per person per week (excluding bills) *** Available July 2025 *** Council Tax Band B *** EPC Rating D

- STUDENT PROPERTY
- Third Avenue
- 5 Bedrooms - 4 Doubles & One Single
- Communal Lounge
- Less Than 1 Mile From the Centre
- Furnished
- Off Street Parking
- £150 per person per week (excluding bills)
- Available July 2025
- Council Tax Band B & EPC Rating D

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) A		85
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

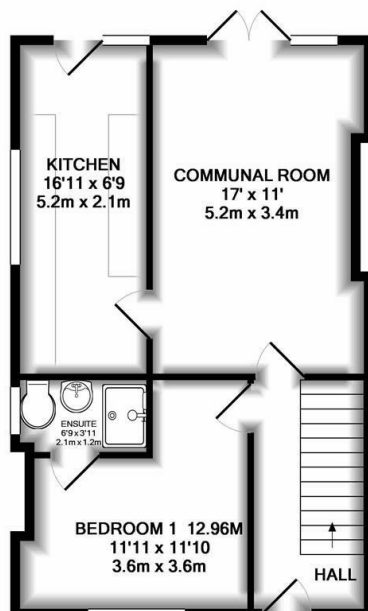
EU Directive
2002/91/EC

Environmental Impact (CO₂) Rating

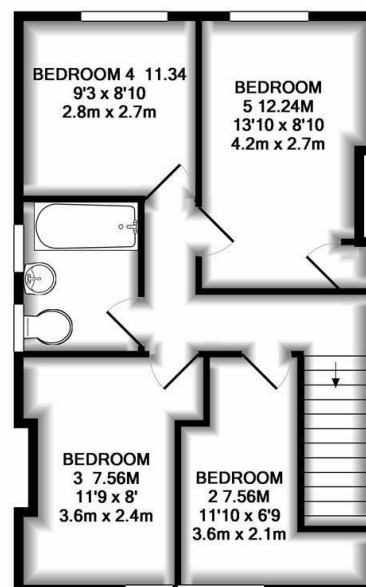
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
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GROUND FLOOR
APPROX. FLOOR
AREA 505 SQ.FT.
(46.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 507 SQ.FT.
(47.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1012 SQ.FT. (94.0 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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