



## 3 The Avenue

, York, YO30 6AS

£2,750 PCM

The Avenue, off Bootham | Stunning 3 storey Victorian townhouse | Perfect location for St Peters and Bootham schools | 5 bedrooms and dressing room | Family bathroom plus 2 additional shower rooms | 2 reception rooms | Kitchen with integrated appliances, 2 islands, underfloor heating and doors opening to the wall courtyard | Utility | EPC D | Council Tax Band F

- Prestigious Bootham address
- Stunning 3 Storey Victorian Townhouse
- Perfect Location for St Peters and Bootham School
- 5 Bedrooms and dressing room
- Family Bathroom plus 2 additional shower rooms
- 2 Reception rooms
- Kitchen with integrated appliances, 2 islands, underfloor heating and doors to walled courtyard
- Utility
- EPC D
- Council Tax Band F

### 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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3



3



D



# For Sale

## Energy Efficiency Rating

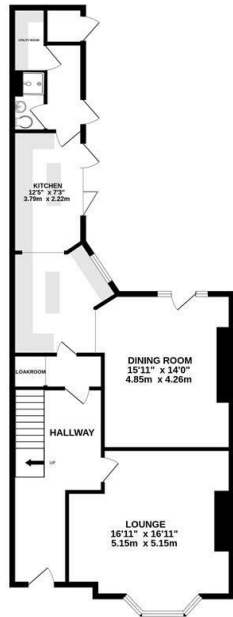
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>75</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>63</b>	

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

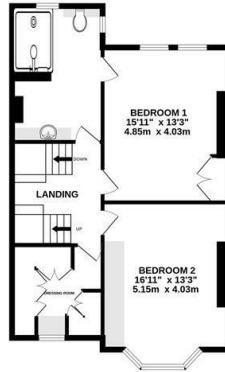
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	<b>75</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
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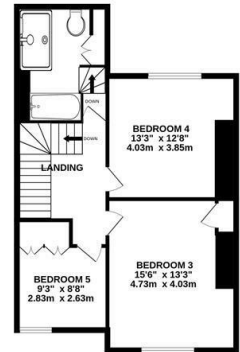
GROUND FLOOR  
902 sq.ft. (83.9 sq.m.) approx.



1ST FLOOR  
715 sq.ft. (66.5 sq.m.) approx.



2ND FLOOR  
650 sq.ft. (60.4 sq.m.) approx.



TOTAL FLOOR AREA: 2267 sq.ft. (210.7 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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