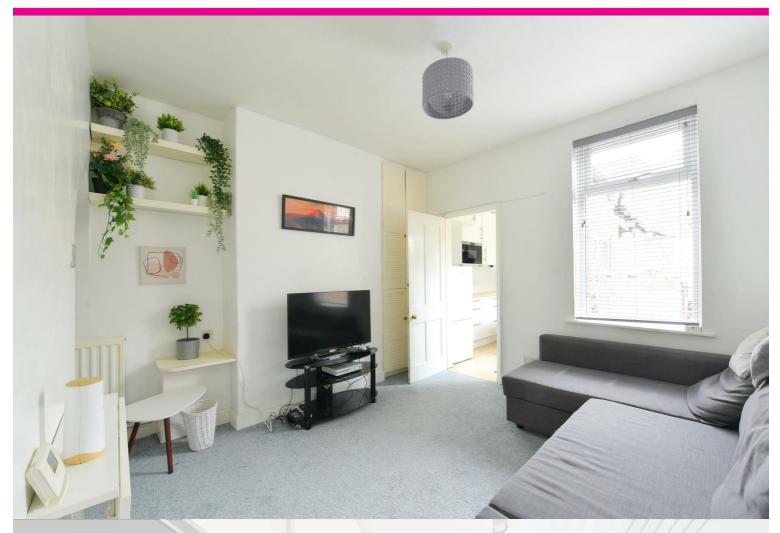
# SALES & LETTINGS



## **44 Curzon Terrace** , York, YO23 1HA **£1,400 PCM**

South Bank | 2 Bedrooms and 2 office spaces | Fully Furnished | Perfect for 2 sharers or flexible accommodation for a family | Close to Bishopthorpe Road and York Racecourse | Available Early July | Large Yard | EPC C | Council Tax Band B

- South Bank
- 2 Bedrooms and 2 Office spaces
- Perfect for 2 sharers or flexible accommodation for a family

<u>L</u>C

null

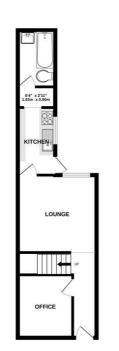
- Close to Bishopthorpe Road and York Racecourse
- Fully Furnished
- Available Early July
- Large Yard
- EPC C
- Council Tax Band B

#### Viewing

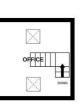
Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.

### For Sale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	69	
(55-68)		
(39-54)		
(21-38)		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Eligiana a Males	2002/91/E	0 34.4
Environmental Impact (CO <sub>2</sub> ) Rat		
Environmental Impact (CO <sub>2</sub> ) Rat	Current	Potential
	Current	
Environmental Impact (CO <sub>2</sub> ) Rat	Current	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) A	Current	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B	Current	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) (A) (61-91) (B) (69-80) (C) (55-68) (D) (39-54) (E)	Current	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F	Current	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (99-80) C (55-68) D (39-54) E (21-38) F (1-20) G	Current s	
Environmental Impact (CO <sub>2</sub> ) Rat Very environmentally friendly - lower CO2 emission (92 plus) A (81-91) B (99-80) C (95-68) D (93-54) E (21-33) F (1-20) G Not environmentally friendly - higher CO2 emission	Current s	Potential







White very attempt has been made to ensure the accuracy of the flooplan contained here, measureme of does, windows, nooms and any other items are approximate and no responsibility is taken for any erro ensisten or mis-statement. This plan is for illustrative pupposes only and should be used as such by any propeopletive purphase. The services, systems and appliances shown have not been tested and no quarant of the services.









#### 6 Walmgate, York, YO1 9TJ t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.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.