



## 78 Ascot Way

, York, YO24 4QZ

**£975 PCM**

WE ARE NOW FULLY BOOKED | Ascot Way | Two Double Bedrooms | Semi Detached | LARGE Garden | Unfurnished with White Goods Included | Off Street Drive | Available End of June/Early July | EPC Rating C | Council Tax Band B | Pets Considered

- WE ARE NOW FULLY BOOKED
- Semi Detached
- Two Double Bedrooms
- Unfurnished with White Goods
- Good size rear garden
- Off Street Parking
- Available end of June/Early July
- Council Tax Band B
- EPC Rating C
- Pets considered



### Viewing

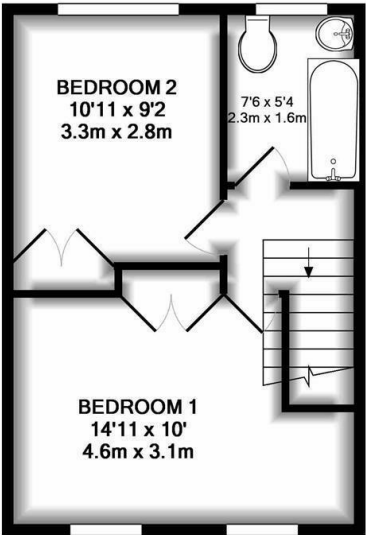
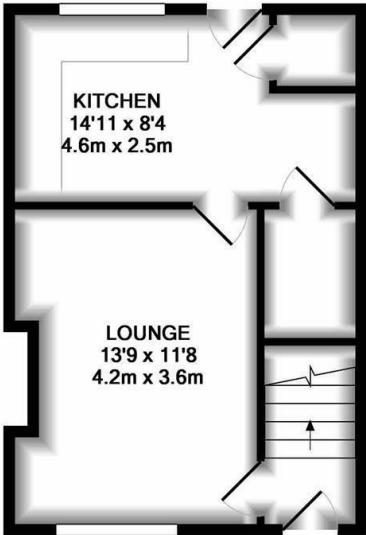
Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.





For Sale

Energy Efficiency Rating			Current	Potential
Very energy efficient - lower running costs			<div>71</div>	<div>86</div>
(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 energy efficient - higher running costs				
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>				
(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				
England & Wales			EU Directive 2002/91/EC	



GROUND FLOOR  
APPROX. FLOOR  
AREA 325 SQ.FT.  
(30.2 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 330 SQ.FT.  
(30.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 655 SQ.FT. (60.8 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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