



14 Skipton House

Lawrence Square, York, YO10 3FH

£3,449 PCM

*Fees apply



To Let

STUDENT PROPERTY | 4 Good Sized Bedrooms | Over 2 Floors | Good Sized Communal Lounge | 2 Bathrooms | £199 per person per week | BILLS INCLUDED | Superb Location | Available July 2026 | EPC Rating D | Council Tax Band C

[Agency Info](#)

[Material Information](#)



To Let

Energy Efficiency Rating

Very energy efficient - lower running costs

Net present: 80

2029/91/EC: 64

Energy efficient - higher running costs

EU Directive 2029/91/EC

Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO₂ emissions

Net present: 67

2029/91/EC: 65

Not environmentally friendly - higher CO₂ emissions

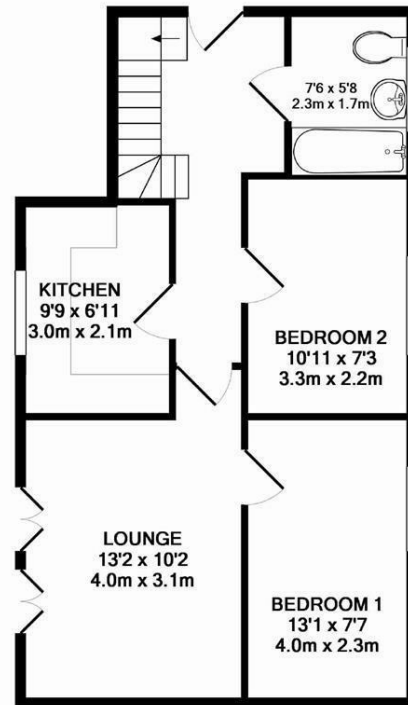
EU Directive 2029/91/EC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	92-101		
B	81-91		
C	69-80		80
D	55-64	64	
E	39-54		
F	21-38		
G	1-20		
Not energy efficient - higher running costs			

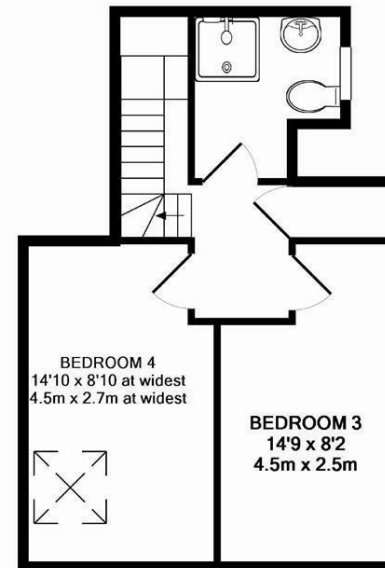
England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO₂ emissions (92 plus) A (81-91) B (69-80) C (55-58) D (39-54) E (21-38) F (1-20) G Not environmentally friendly - higher CO₂ emissions		67	65
England & Wales		EU Directive 2002/91/EC 	



GROUND FLOOR
APPROX. FLOOR
AREA 524 SQ.FT.
(48.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 361 SQ.FT.
(33.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 885 SQ.FT. (82.2 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.

Made with Metropix ©2013

6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumstateagency.com www.quantumstateagency.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.