



9 Wycliffe Avenue

, York, YO10 3RH

£2,080 PCM

STUDENT PROPERTY | Wycliffe Avenue | £160 per person per week (excluding bills) | Close to York University | 3 Double bedrooms | Furnished | Excellent location | Outside space to front and rear | EPC Rating C | Council Tax Band B | Available July 2026

- STUDENT PROPERTY
- Three Double Bedrooms
- Furnished
- Close to University of York
- £160 per person per week excluding bills
- Outside Space To Front & Rear
- EPC Rating C
- Council Tax Band B
- Available July 2026

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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

EU Directive 2002/91/EC

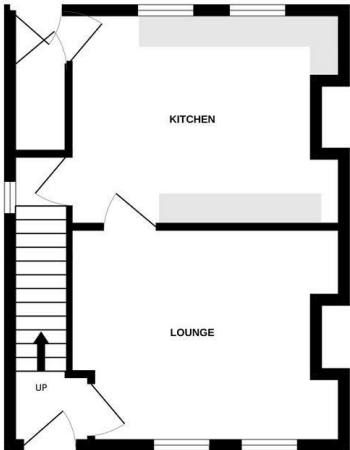
Environmental Impact (CO₂) Rating

Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		70
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

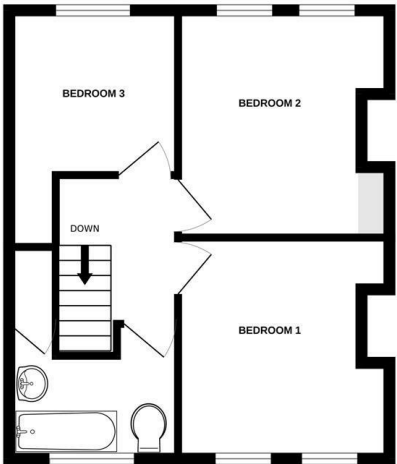
England & Wales

EU Directive 2002/91/EC

GROUND FLOOR
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 750 sq.ft. (69.6 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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