



## 7 Stirling Grove

Fulford, York, YO10 4HT

**£2,535 PCM**

STUDENT PROPERTY | Stirling Grove | 3 Large Bedrooms | £195p.p.w **BILLS INCLUDED** | Smart Shared Lounge | Quiet Location in Fulford | Additional Store/Office/Games Room | Available July 2026 | Council Tax C \*\*\* EPC D

- STUDENT PROPERTY
- Stirling Grove
- 3 Large Bedrooms
- £195 p.p.w **BILLS INCLUDED**
- Smart Shared Lounge
- Quiet Location in Fulford
- Additional Store/Office/Games Room
- Available July 2026
- EPC Rating D
- Council Tax Band C

### 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) <b>A</b>                          |           | <b>84</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            | <b>62</b> |           |
| (39-54) <b>E</b>                            |           |           |
| (21-38) <b>F</b>                            |           |           |
| (1-20) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |

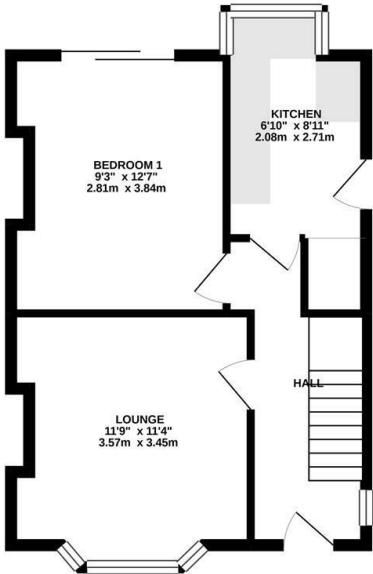
England & Wales

Environmental Impact (CO<sub>2</sub>) Rating

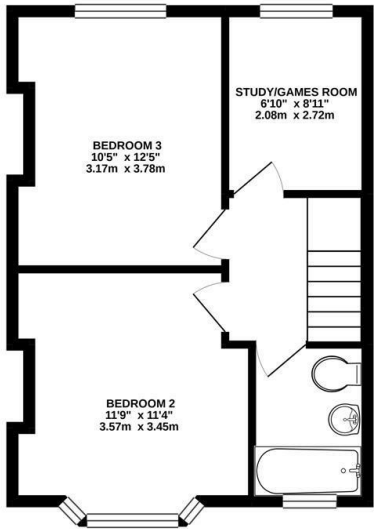
|                                                                 |           |           |
|-----------------------------------------------------------------|-----------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current   | Potential |
| (92 plus) <b>A</b>                                              |           | <b>81</b> |
| (81-91) <b>B</b>                                                |           |           |
| (69-80) <b>C</b>                                                |           |           |
| (55-68) <b>D</b>                                                | <b>55</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 |           |           |

EU Directive 2002/91/EC

GROUND FLOOR  
424 sq. ft. (39.4 sq. m.) approx.



1ST FLOOR  
414 sq. ft. (38.4 sq. m.) approx.



TOTAL FLOOR AREA : 838 sq. ft. (77.8 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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