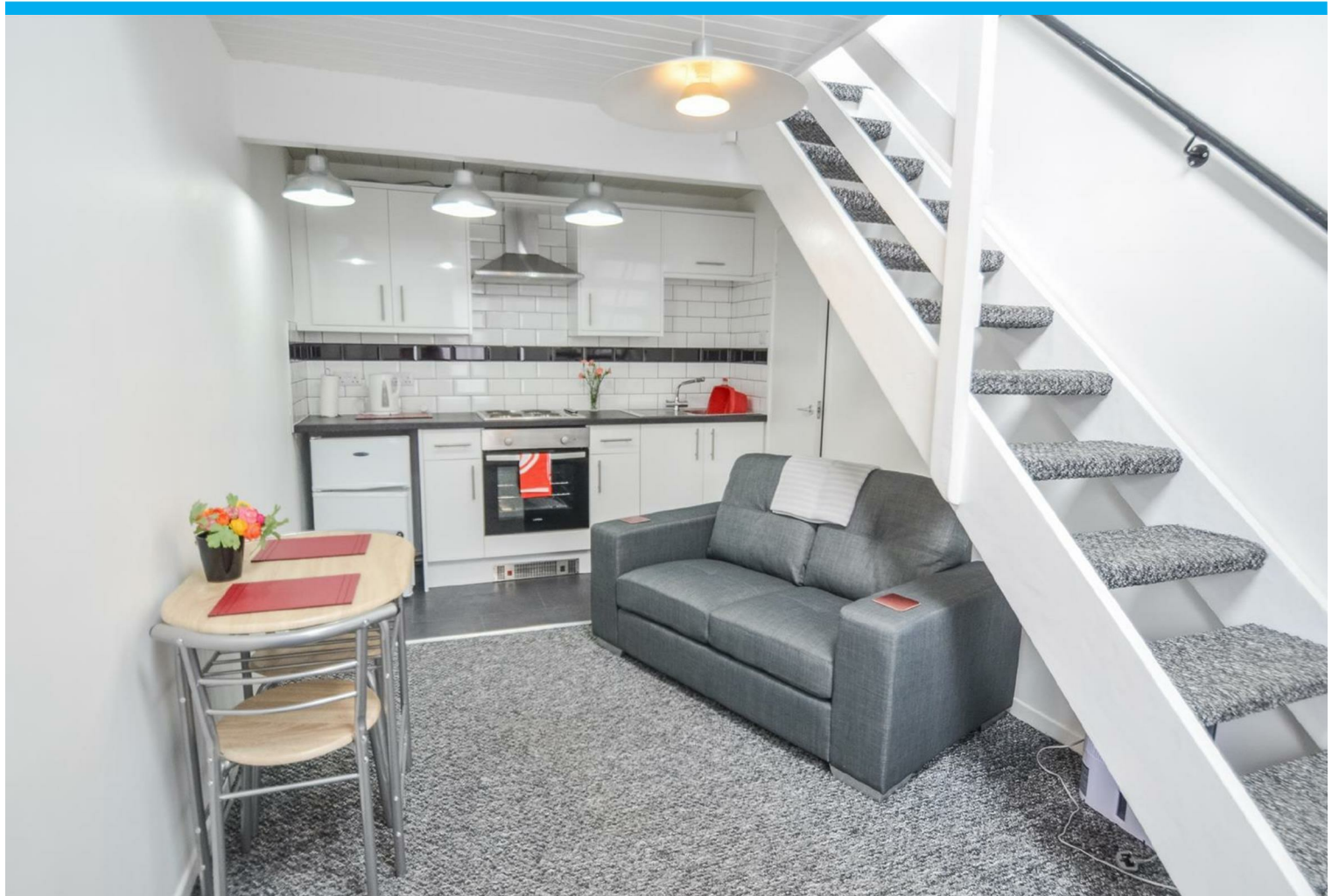




35 West Moor Lane

Heslington, York, YO10 5ER

£775 PCM

*Fees apply

West Moor Lane, Heslington | Perfect for York University | FURNISHED | Available Start of January 2026 | One Bedroom & Study Area | Kitchen With White Goods | Bathroom | Communal Gardens | Parking Space | Bike Store | EPC E | Council Tax A |

- West Moor Lane, Heslington
- Perfect for York University
- Furnished
- One Bedroom & Study Area
- Kitchen With White Goods
- Bathroom
- Communal Gardens
- Parking Space
- Bike Store
- Available Start of January 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.



1



1



1



To Let

Energy Efficiency Rating

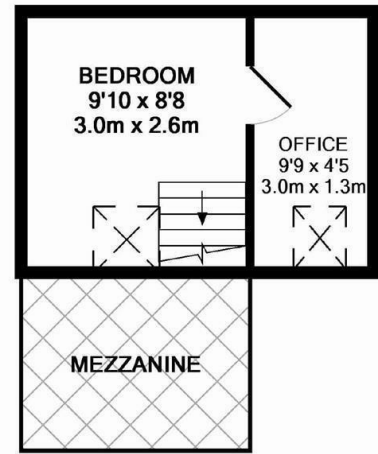
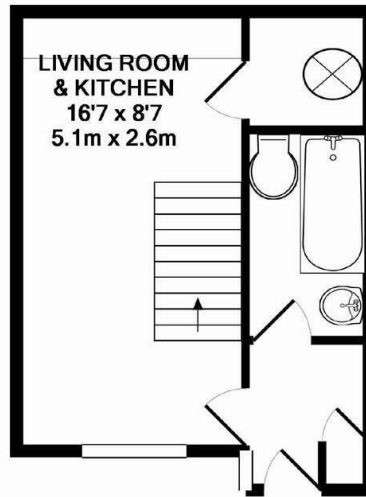
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	52	
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(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

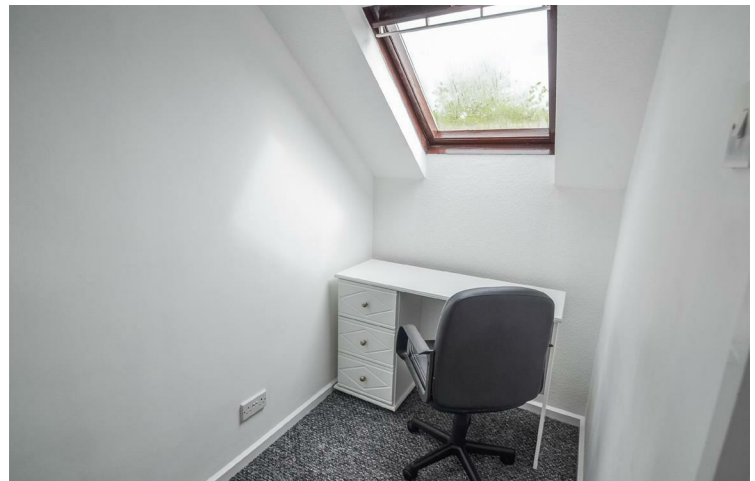
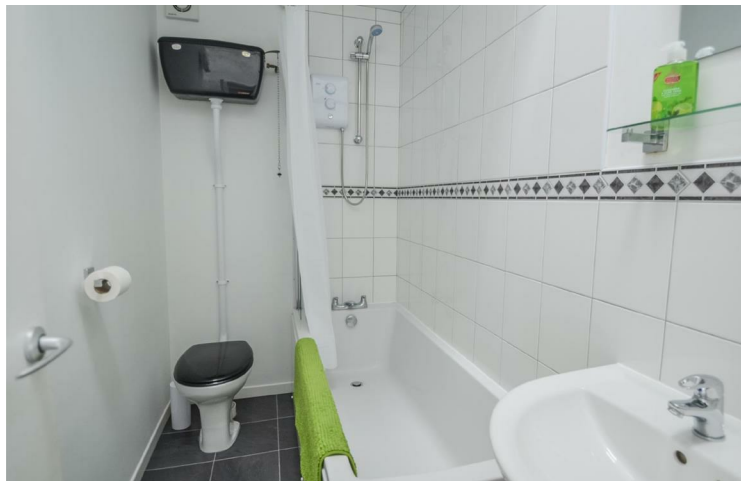


GROUND FLOOR
APPROX. FLOOR
AREA 227 SQ.FT.
(21.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 131 SQ.FT.
(12.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 358 SQ.FT. (33.2 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 ©2015



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.