



## 78 Kitchener Street

Huntington Road, York, YO31 8SA

**£1,100 PCM**

Kitchener Street | Two bedroom | Modern decoration | Light open space | Smart rear yard | Available Mid January | EPC E | Council tax band B

- Kitchener Street
- Two Double Bedrooms
- Modern Decoration Throughout
- Light Open Space
- Smart Rear Yard
- EPC E
- Council Tax Band B
- Available Now

### 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.



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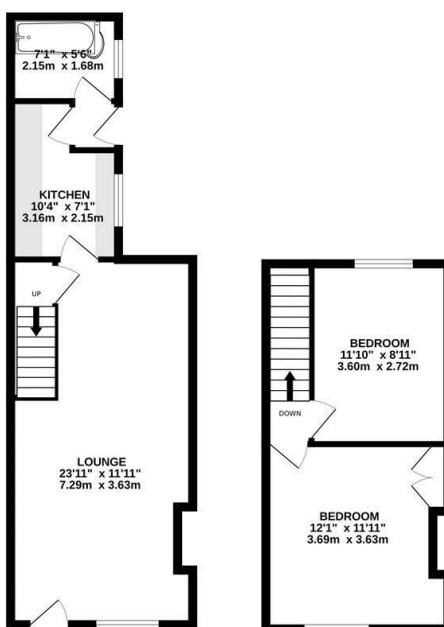
# For Sale

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

GROUND FLOOR  
393 sq ft. (36.5 sq m.) approx.

1ST FLOOR  
281 sq ft. (26.1 sq m.) approx.



TOTAL FLOOR AREA : 674 sq ft. (62.6 sq m.) approx.  
Whilst every care has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, areas and other details are approximate. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metriplan CS200.



**6 Walmgate, York, YO1 9TJ**

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