



## 8 Newborough Street

York, YO30 7AT

**£995 PCM**

Newborough Street | Two bedrooms | First floor bathroom | Smart decor | On street parking | Very handy location for the Hospital, York St Johns & just a short walk to the city centre | Available late January 2026 | Council Tax band B | EPC Rating C

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- Two bedrooms
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- Smart decor
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- Very handy location for the Hospital & York St Johns
- Just a short walk to the city centre
- Available late January 2026
- Council Tax band B
- EPC rating 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.



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1



2

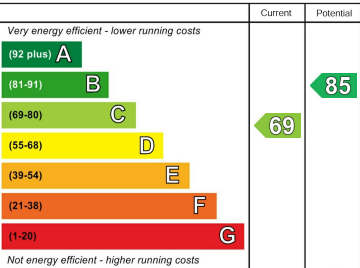


C



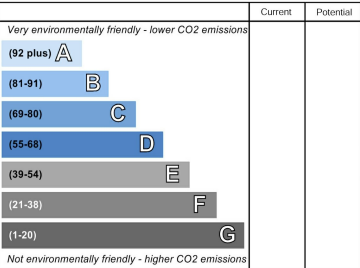
For Sale

Energy Efficiency Rating



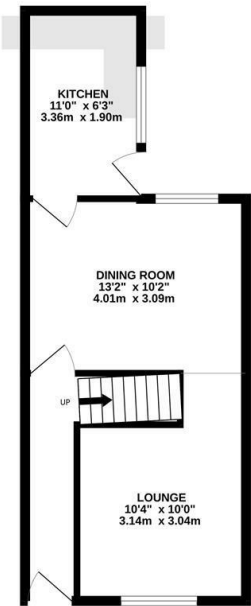
England & Wales EU Directive 2002/91/EC

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

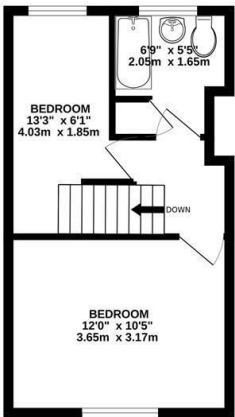


England & Wales EU Directive 2002/91/EC

GROUND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



1ST FLOOR  
302 sq.ft. (28.0 sq.m.) approx.



TOTAL FLOOR AREA: 683 sq.ft. (63.5 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 or omission of any 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 is given as to their operability or efficiency can be given.  
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