

N A I S H  
E S T A T E A G E N T S



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79A Fourth Avenue  
, York, YO31 0UA

Great opportunity to rent a 1-bedroom ground floor apartment, open plan kitchen/living room with double bedroom and en-suite shower room, the property is furnished and has an outside patio area. Available from 23rd March, Single occupant only

**£900**

# 79A Fourth Avenue , York, YO31 0UA



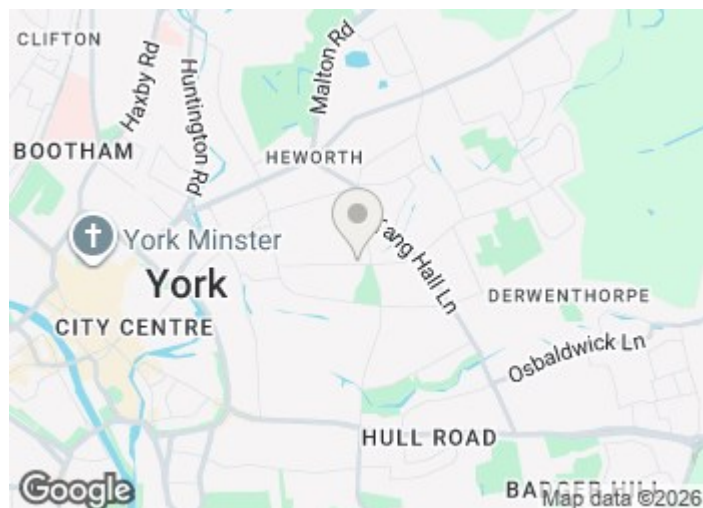
- 1 Bedroom Apartment Ground Floor
- Bifold doors to Patio Area
- Off street parking
- Open plan Kitchen/Living Area
- Furnished
- Available from 19th August
- Oven included
- White goods included
- Single and Couples are welcome

## Property Description

## Costs And Utilities

## Environs

## Holding Deposit Disclaimer

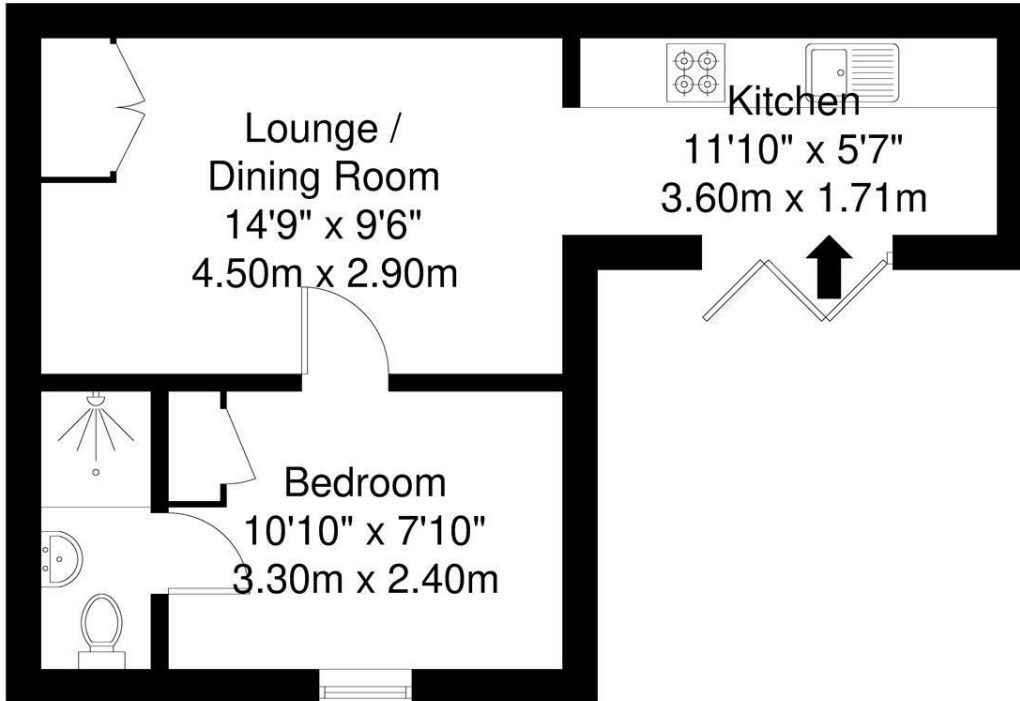


## Directions



# Floor Plan

79a Fourth Avenue



**GROUND FLOOR**  
30.9 sq m / 332 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 30.9 sq m / 332 sq ft**

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.

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 representation of fact, 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>79</b>
(55-68) <b>D</b>	<b>60</b>		
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	