



## 5 Leighton Croft

Clifton, York, YO30 5ZQ

**£1,150 Per Month**

\*Fees apply

SORRY, FULL FOR VIEWINGS | Leighton Croft | Semi-detached House | Two Double Bedrooms | Unfurnished | Driveway for Off Street Parking | Enclosed Rear Garden | Quiet Location | Available Now | Council Tax Band B | EPC rating D

- SORRY, WE ARE FULL FOR VIEWINGS
- 2 Double Bedrooms
- Off Street Parking
- Enclosed Good Sized Garden
- Unfurnished
- 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.



2



1



1



D

# To Let

## Energy Efficiency Rating

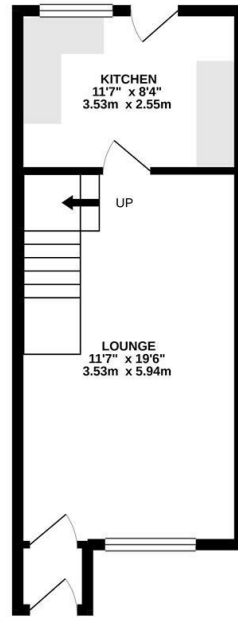
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>67</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales EU Directive 2002/91/EC Environmental Impact (CO<sub>2</sub>) Rating

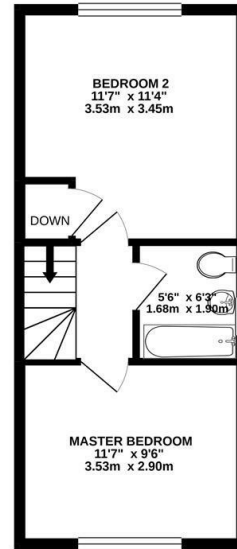
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

## England & Wales EU Directive 2002/91/EC

GROUND FLOOR  
335 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any discrepancy in the statement. This plan is illustrative purposes only and should be used as a guide for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given.  
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