



Grange Lodge Holtby Lane

Holtby, York, YO19 5XQ

£1,995 PCM

Grange Lodge. Holtby | Unique Detached Chalet Bungalow | Garage and Gated Driveway | Open Plan Layout | Quiet location | Log Burner | Outdoor Hot Tub | Wrap around Garden with views over fields | Modern farmhouse fittings | Unfurnished | Available Mid July | Council Tax Band C | EPC Rating D

- Unique Chalet Bungalow
- Set in a delightful wrap around garden
- Unfurnished
- Three Bedrooms (One Upstairs)
- Lovely Large 4 Piece Bathroom
- Separate WC & Large Utility
- Some White Goods
- Garage & Large Gated Drive
- EPC Rating D
- Council Tax Band 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.



For Sale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	64

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

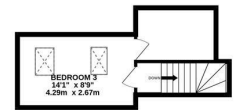
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

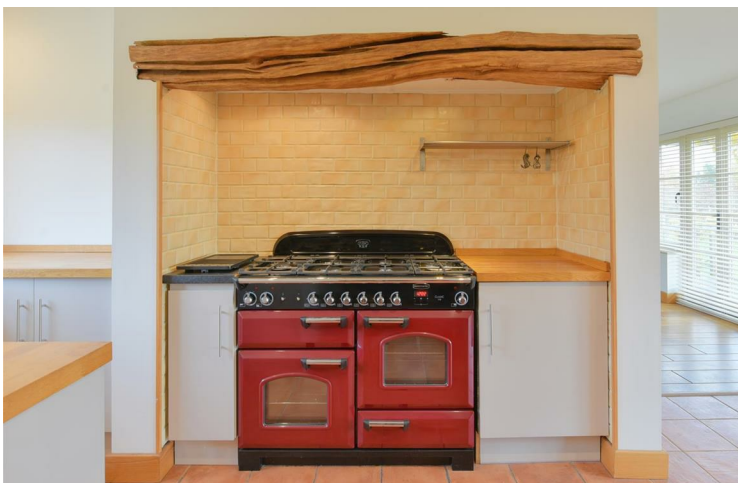
GROUND FLOOR
1394 sq.ft. (129.5 sq.m.) approx.



1ST FLOOR
229 sq.ft. (21.3 sq.m.) approx.



TOTAL FLOOR AREA: 1623 sq.ft. (150.8 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, 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.
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