



## 77 Walmgate

, York, YO1 9TZ

**£2,250 PCM**

Stunning renovation of this Grade II listed period city centre property, mixing traditional with modern | Glass walkway to modern kitchen extension | Private inner courtyard | 3 Bedrooms | 2 Ensuite shower rooms | Available July | EPC rating TBC | Council tax band TBC

- Stunning renovation of this Grade II listed period city centre property
- Glass walkway to modern kitchen extension
- Private inner courtyard
- 3 Bedrooms
- 2 Ensuite shower rooms
- Available July
- EPC rating TBC
- Council tax band TBC

### 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.



3



2



1




# For Sale

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(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>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		

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



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

**t: 01904 631631 e: [homes@quantumstateagency.com](mailto:homes@quantumstateagency.com) [www.quantumstateagency.com](http://www.quantumstateagency.com)**

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 or representation of fact (especially if a substantial journey is required to view the property), 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.