



## 124 Layerthorpe

, York, YO31 7YW

£850 PCM

SORRY FULL FOR VIEWINGS Layerthorpe | One bedroom house | Short walk to town | First floor bathroom | Small garden area | Off Street Parking | Available Mid to Late May | EPC Rating C | Council Tax B

- One Bedroom House
- Part Furnished
- Smart decoration
- Outside area
- Parking space
- 10 mins walk to town
- Available mid to late May
- 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.



1



1



1



C

# For Sale

## Energy Efficiency Rating

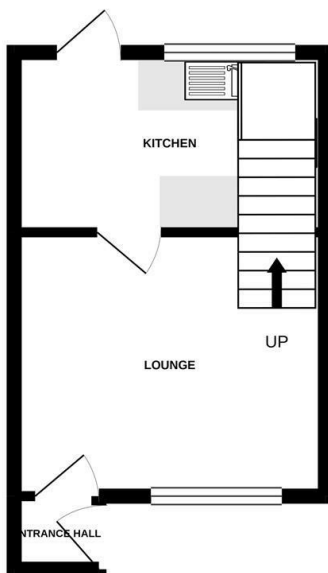
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		<b>89</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

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

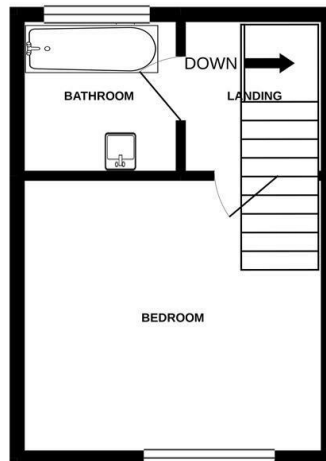
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		

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

GROUND FLOOR  
220 sq.ft. (20.5 sq.m.) approx.



1ST FLOOR  
211 sq.ft. (19.6 sq.m.) approx.



TOTAL FLOOR AREA: 431 sq.ft. (40.1 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.  
Made with Metropix ©2020



6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumstateagency.com 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.