

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



79 Queen Victoria Street  
, York, YO23 1HW

**\*\* SOLD OFF MARKET\*\***

**Offers In The Region Of £265,000**

# 79 Queen Victoria Street

, York, YO23 1HW



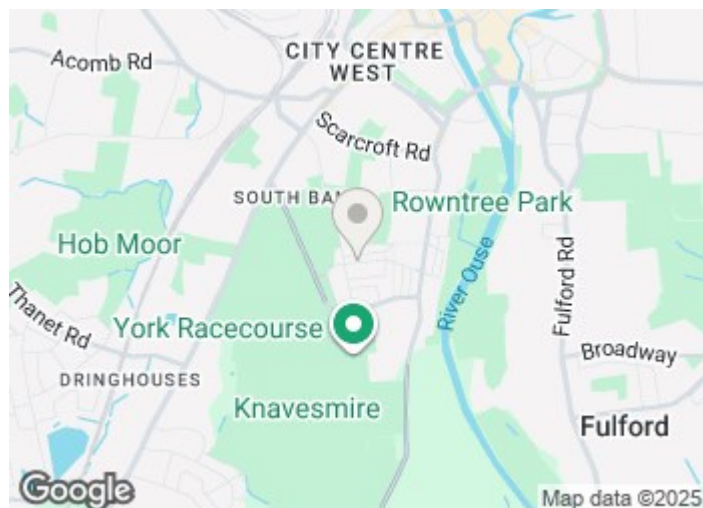
- Two Bedroom Terrace Property
- Recently Refurbished Throughout
- Open-Plan Lounge and Diner
- On-Street Permit Parking
- Available Immediately
- Desirable Residential Location

## Property Description

## Environs

## Utilities and Costs

## Holding Fee Disclaimer

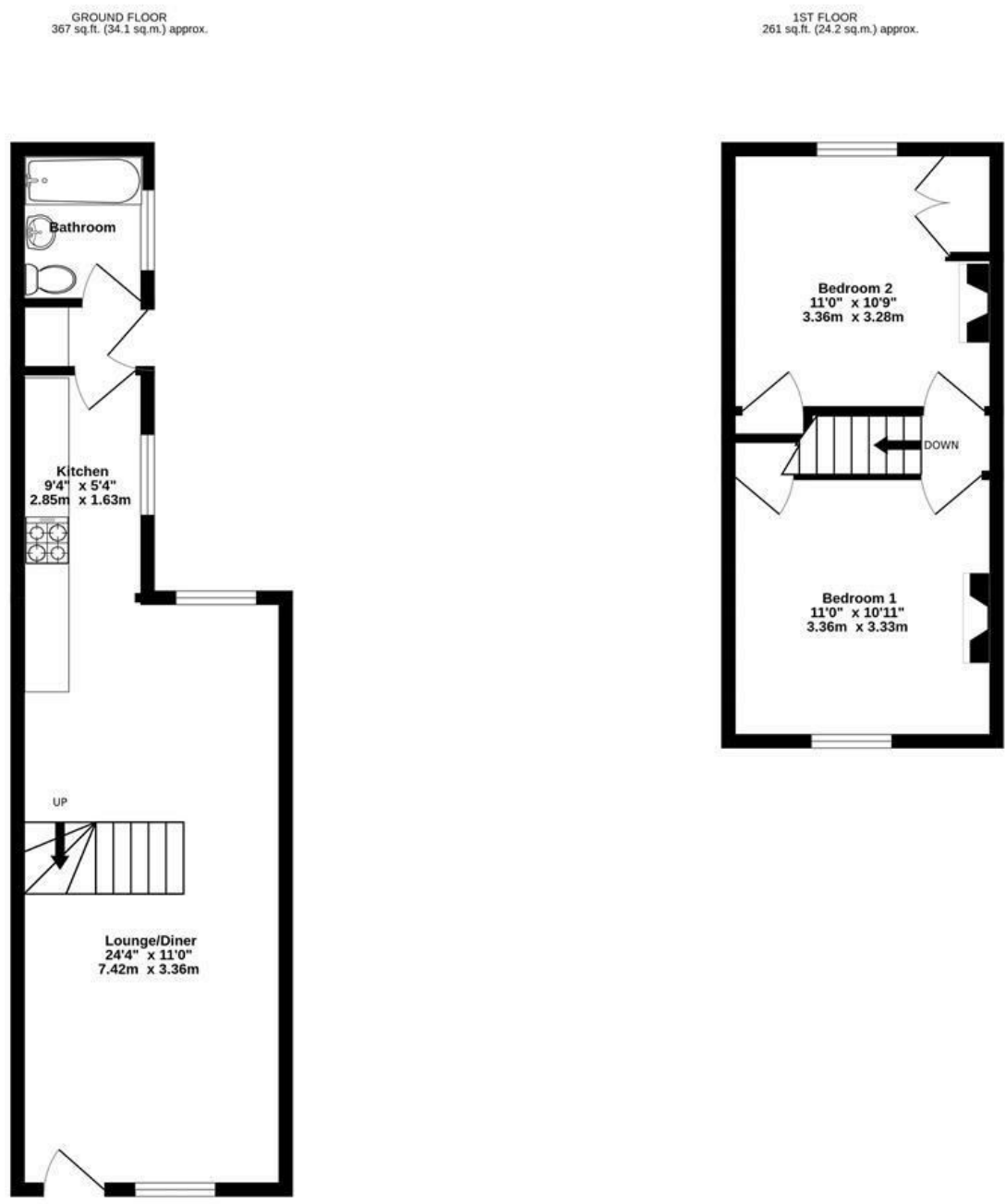


## Directions





Floor Plan



TOTAL FLOOR AREA : 628 sq.ft. (58.4 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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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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>89</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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