



## 82 Nicholas Gardens

, York, YO10 3EY

**£1,600 Per Calendar Month**

Nicholas Gardens | Exclusive estate off Hull Road | First floor apartment | Two double bedrooms | Smaller shared snug/lounge | Modern kitchen with appliances | FURNISHED | Perfect for 2 students | Available from now | EPC C | Council tax B

- Set up for 2 students
- Furnished
- Great bedroom sizes
- Small shared snug
- Off street parking
- Bike store
- Two bedrooms
- View available

### 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.



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# 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 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 



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