



## 70 Clarence Street

, York, YO31 7EW

**£2,739 PCM**

STUDENT PROPERTY | Clarence Street | £158 p.p.p.w excluding bills | Available July 2026 | 4 Large Double Bedrooms | PERFECT location for York St Johns | Council Tax Band C | EPC D

- STUDENT PROPERTY
- 4 Large Double Bedrooms
- £158 per person per week (excluding bills)
- PERFECT location for York St Johns
- Available July 2026
- Council tax band C
- EPC D

### 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

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

Current

Potential

56

62

England & Wales

EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO2 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 CO2 emissions

Current

Potential

51

57

England & Wales

EU Directive 2002/91/EC

**GROUND FLOOR**

- BATHROOM: 10'6" x 5'9" (3.26m x 1.75m)
- KITCHEN: 18'2" x 10'11" (5.54m x 3.33m)
- BEDROOM THREE: 12'10" x 12'7" (3.91m x 3.83m)
- HALL
- WC: 5'3" x 3'0" (1.60m x 0.91m)
- UP
- DOWN
- TRANCE HALL

**1ST FLOOR**

- BEDROOM ONE: 13'1" x 8'10" (4.00m x 2.68m)
- BEDROOM TWO: 12'7" x 11'7" (3.83m x 3.52m)
- LANDING
- UP
- DOWN
- VOID AREA: 8'3" x 4'5" (2.51m x 1.42m)

**2ND FLOOR**

- BEDROOM FOUR: 14'10" x 14'5" (4.52m x 4.40m)
- LANDING
- DOWN

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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