



## 89 Micklegate

, York, YO1 6LE

**£1,200**

Micklegate | City Centre Property | 2 Bedrooms | Apartment |  
Newly Renovated | Available March | Courtyard | Easy  
Access to the train station | EPC C | Council Tax B

- Micklegate
- City Centre Property
- 2 Bedrooms
- Apartment
- Newly Renovated
- Available March
- Shared Courtyard
- Easy Access to the train station
- EPC C
- Council Tax Band B

### 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.



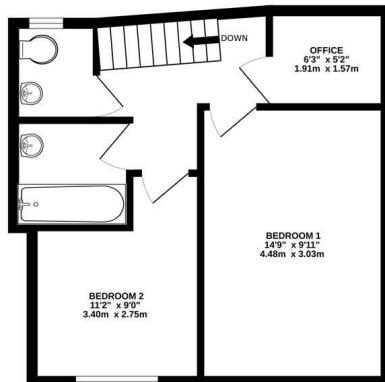
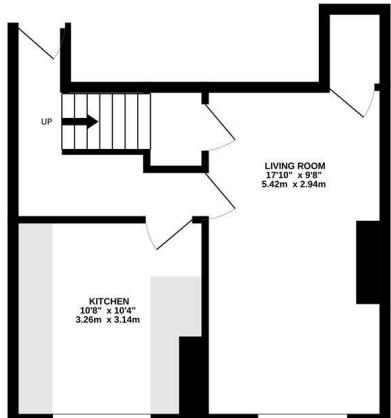
# For Sale

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

1ST FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

2ND FLOOR  
382 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 748 sq.ft. (69.5 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 indicative purposes only and must not be used as such by any prospective purchaser. The heating, water, drainage and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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