



## 23 Falconer Street

, York, YO24 4JH

£1,150 PCM

Falconer Street, Holgate | Mid Terraced House | Two Bedrooms | Unfurnished with White Goods | Modern interior | Rear Courtyard | Available Early May | Council Tax Band A | EPC Rating C

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- Mid Terrace House
- Two Bedrooms
- Unfurnished with white goods
- Modern Interior
- Available Early May
- Council Tax Band A
- 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.



# For Sale

## Energy Efficiency Rating

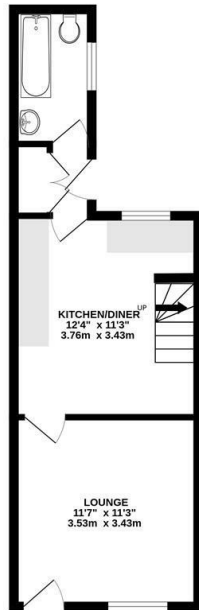
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	<b>70</b>	<b>78</b>

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

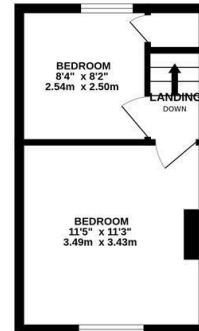
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

GROUND FLOOR  
329 sq. ft. (30.5 sq. m.) approx.

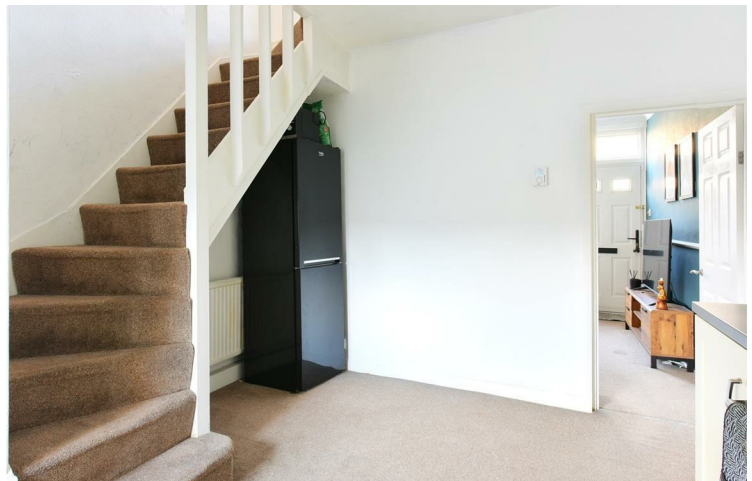


1ST FLOOR  
219 sq. ft. (20.3 sq. m.) approx.



TOTAL FLOOR AREA: 547 sq. ft. (50.8 sq. m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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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