



## 47 Leadley Croft

Copmanthorpe, York, YO23 3YX

**£1,200 PCM**

\*Fees apply

Leadley Croft | Semi-Detached | Unfurnished | 2 Double Bedrooms | Spacious Conservatory | Off Street Parking for 2/3 cars | Great Corner Plot | Village Location | Easy Access to A64 | Many Local Amenities | Available Early July | EPC Rating C | Council Tax Band C

- Village Location
- 2 Double Bedrooms
- Spacious Conservatory
- Unfurnished
- Off Street Parking for 2/3 Cars
- Great Corner Plot
- Easy Access to A64
- Many Local Amenities
- Available Early July

### Viewing

Please contact our Quantum Estate Agency Sales Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



# To Let

## Energy Efficiency Rating

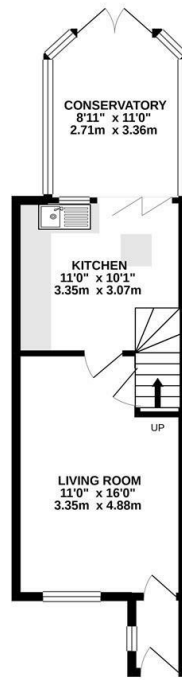
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

## England & Wales Environmental Impact (CO<sub>2</sub>) Rating

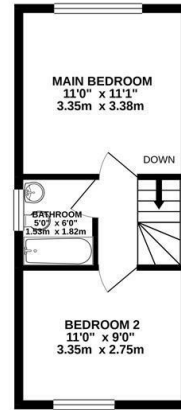
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>70</b>	
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Not environmentally friendly - higher CO <sub>2</sub> emissions		

England & Wales EU Directive 2002/91/EC

GROUND FLOOR  
398 sq. ft. (37.0 sq.m.) approx.



1ST FLOOR  
286 sq. ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA - 685 sq. ft. (63.6 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 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.  
Made with Metropics 12/2020



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