



## 9 Lansdowne Terrace

, York, YO10 3EA

£1,050 Per Month

SORRY, WE ARE FULL FOR VIEWINGS | Lansdowne Terrace | 2 Bedrooms One double One single | Lounge | Dining kitchen | Furnished | Available Mid August | Great Location for City Centre & Uni | Council Tax Band B | EPC Rating D

- Terrace House
- 2 Bedrooms
- Ground Floor Bathroom
- Rear Yard
- Gas Central Heating
- Furnished
- Available mid August
- Council Tax Band B
- EPC Rating D

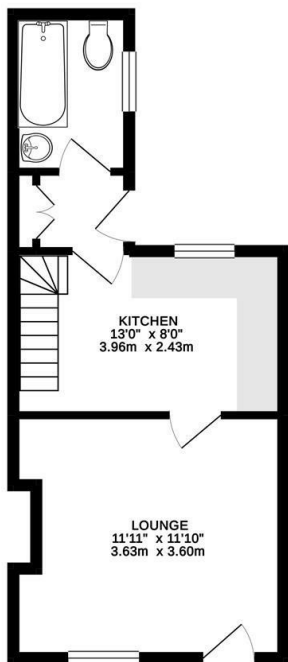
### Viewing

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.

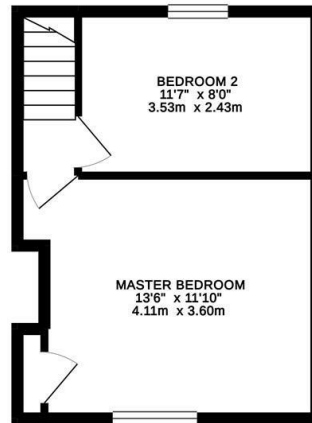


# For Sale

**GROUND FLOOR**  
322 sq. ft. (29.9 sq. m.) approx.



**1ST FLOOR**  
284 sq. ft. (26.4 sq. m.) approx.



**TOTAL FLOOR AREA:** 606 sq. ft. (56.3 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 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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## Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

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

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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 environmentally friendly - higher CO <sub>2</sub> emissions		

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



**6 Walmgate, York, YO1 9TJ**

**t: 01904 631631 e: homes@quantumstateagency.com www.quantumstateagency.com**

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