



40 Balmoral Terrace

, York, YO23 1HS

£1,885 PCM

*Fees apply

SORRY, WE ARE NOW FULL FOR VIEWINGS | £145 p.p.p.w
Excluding Bills | AVAILABLE July 2026 | Furnished | Three
Bedrooms | Rear Courtyard | Easy Access to University of
York via Millennium Bridge | Within easy distance of City
Centre | Council Tax Band B | EPC Rating Rating D |

- STUDENT PROPERTY
- Available July 2026
- Three Double Bedrooms
- Furnished
- £145 p.p.p.w Excluding bills
- Access to Uni via Millennium Bridge
- 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.



To Let

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

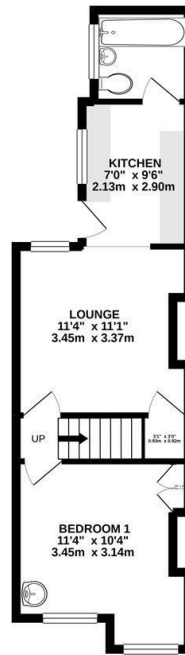
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

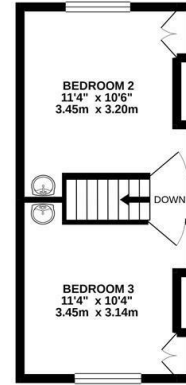
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	51	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

GROUND FLOOR
382 sq ft (35.3 sq m) approx.



1ST FLOOR
268 sq ft (24.8 sq m) approx.



TOTAL FLOOR AREA - 650 sq ft (60.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

Made with Metreplus 12/2020



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