



©Quantum Estate Agency

## 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

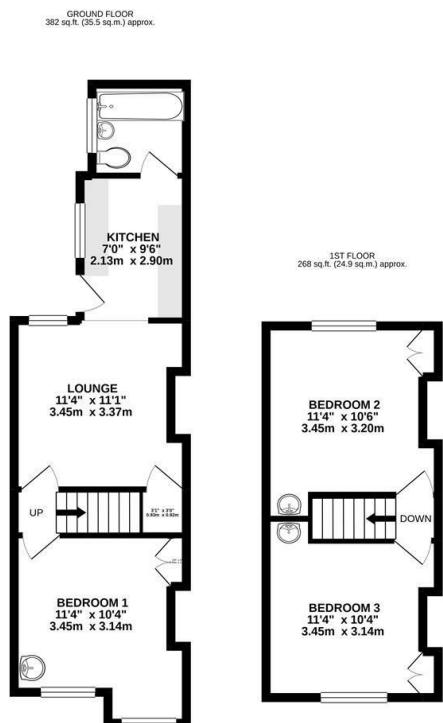
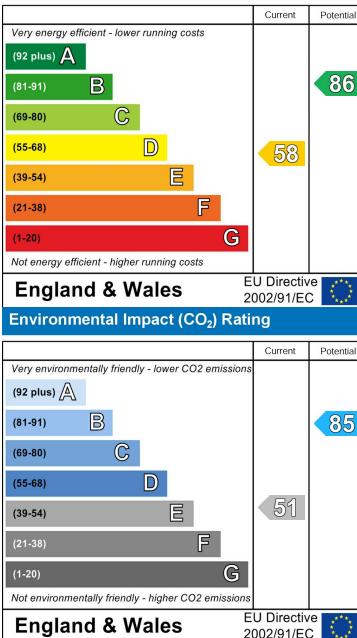
### Viewing

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



**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, in  
terms of doors, windows, rooms and any other items are approximate and no responsibility is taken  
in omission or mis-statement. This plan is for illustrative purposes only and should be used as  
a guide only. Prospective purchasers should make their own arrangements to inspect the property  
prior to purchase. The services, systems and appliances shown have not been tested and  
therefore their operability and efficiency can not be guaranteed.  
McCarthy & Medows (C) 2002.



6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.