QUANTUM

SALES & LETTINGS

# 77 Walmgate

, York, YO1 9TZ

## £1,995 PCM

Stunning renovation of this Grade II listed period city centre property, mixing traditional with modern | Glass walkway to modern kitchen extension | Private inner courtyard | 3 Bedrooms | 2 Ensuite shower rooms | Available July | EPC rating TBC | Council tax band TBC

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- 2 Ensuite shower rooms
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### 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.

3 2 1

# For Sale

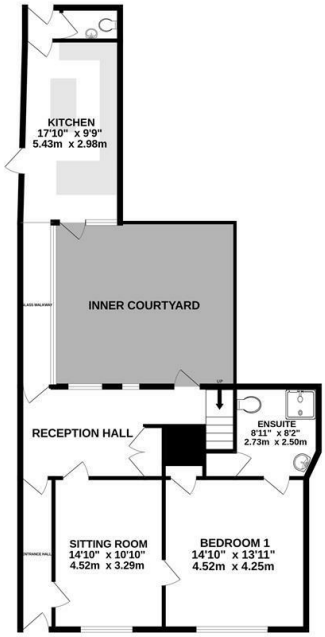
## Energy Efficiency Rating

| | Current | Potential |
|---|---|---|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| **England & Wales** | EU Directive 2002/91/EC | |

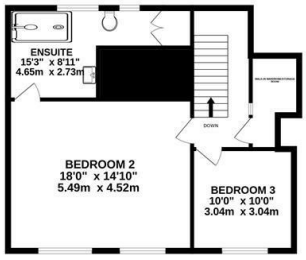
## Environmental Impact ($CO_2$) Rating

| | Current | Potential |
|---|---|---|
| Very environmentally friendly - lower CO2 emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO2 emissions | | |
| **England & Wales** | EU Directive 2002/91/EC | |

GROUND FLOOR
914 sq.ft. (84.9 sq.m.) approx.




1ST FLOOR
600 sq.ft. (55.7 sq.m.) approx.




TOTAL FLOOR AREA : 1514 sq.ft. (140.6 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 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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**6 Walmgate, York, YO1 9TJ**

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