



40 Kebble Park North

Bishopthorpe, York, YO23 2SX

£1,150 PCM

Bishopthorpe | New Kitchen | New redecor | Unfurnished |
Two Double Bedrooms | First Floor Bathroom | Rear Garden
| Close to local amenities | Available NOW | Council Tax Band
B | EPC Rating C |

PLEASE NOTE THE KITCHEN IMAGES ARE CREATED BY AI

- Kebble Park North
- Two Bedroom Town House
- Unfurnished
- Good Sized Garden
- Brand New Kitchen Being Fitted
- Available February
- Pets considered
- Fully Decorated Throughout
- Council Tax Band B
- EPC Rating C

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.



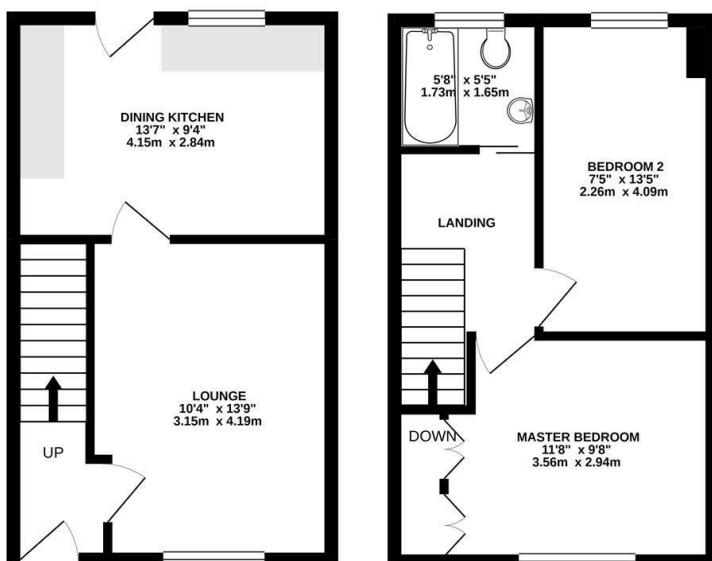
For Sale

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	70	
(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		
Very environmentally friendly - lower CO ₂ 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 CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA: 629 sq.ft. (58.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The floorplan 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.
Made with Measured ©2020



6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com 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.