



112 South Bank Avenue

, York, YO23 1DP

£1,200 PCM

South Bank Avenue | Stunning location | Two Bedrooms | Three storey configuration | Basement kitchen with stable door to garden | Bright Reception Rooms | Large South Facing Rear Garden | Close to Bishopthorpe Road Shops | EPC Rating D | Council Tax Band B | AVAILABLE MID DECEMBER

- South Bank Avenue
- Close To Bishopthorpe Road Shops
- 2 Bedrooms
- Large South Facing Rear Yard
- Unfurnished with White goods
- EPC Rating D
- Council Tax Band B
- AVAILABLE MID DECEMBER

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		83
(81-91) B		
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

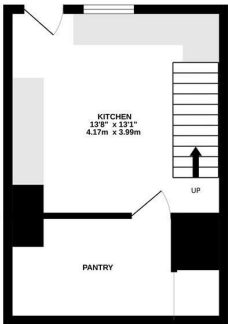
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

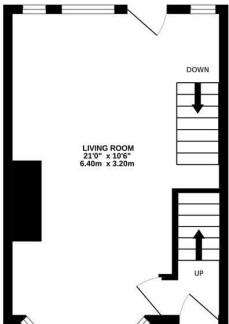
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

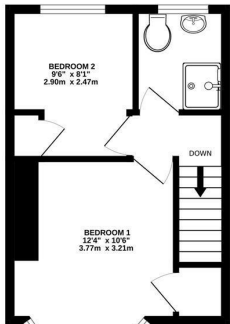
BASEMENT LEVEL
253 sq.ft. (23.5 sq.m.) approx.



GROUND FLOOR
268 sq.ft. (24.9 sq.m.) approx.



1ST FLOOR
269 sq.ft. (25.0 sq.m.) approx.



TOTAL FLOOR AREA: 789 sq.ft. (73.3 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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