



2 West End Avenue

Appleton Roebuck, York, YO23 7DE

£1,250 PCM

West End Avenue | Semi-detached | 4 bedrooms | Quiet rural position convenient for access to Leeds, York and A64 | Unfurnished | Freshly painted and new carpets throughout | Wood burning stove | Kitchen Diner | Gardens to Front & Rear | Off street parking for 2 cars | Pets Considered | AVAILABLE NOW | EPC Rating E | Council Tax Band C

- Quiet village location
- 4 bedrooms
- Kitchen/ Diner
- Gardens
- Off street parking
- Ideal for York or Leeds
- Pets Considered
- AVAILABLE NOW
- EPC E
- Council Tax Band 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.



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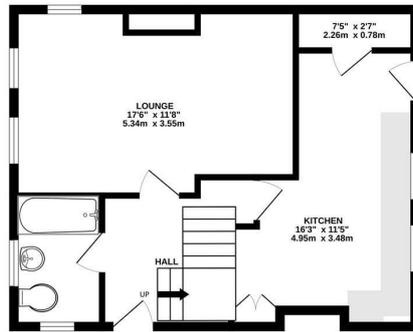


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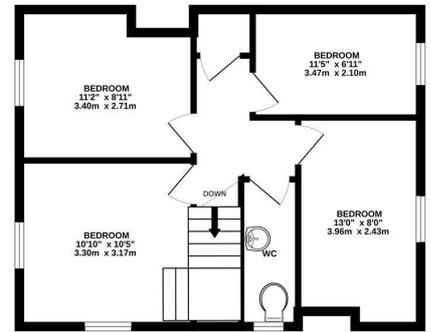
For Sale

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	70
(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 CO ₂ emissions	
(92 plus) A	71
(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
491 sq.ft. (45.6 sq.m.) approx.



1ST FLOOR
486 sq.ft. (45.1 sq.m.) approx.



TOTAL FLOOR AREA: 977 sq.ft. (90.7 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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