



## 8 Lakeside

Acaster Malbis, York, YO23 2TY

**£925 PCM**

ACASTER MALBIS \*\*\* 2 Bed Town House \*\*\* Exclusive development \*\*\* Unfurnished (White Goods Included) \*\*\* Light modern decor \*\*\* Large Lounge \*\*\* Quiet Location \*\*\* Lovely rear garden \*\*\* Available Mid February \*\*\* EPC D \*\*\* Council Tax Band C

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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.





For Sale

Energy Efficiency Rating

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		93
(81-91) B		
(69-80) C	65	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales

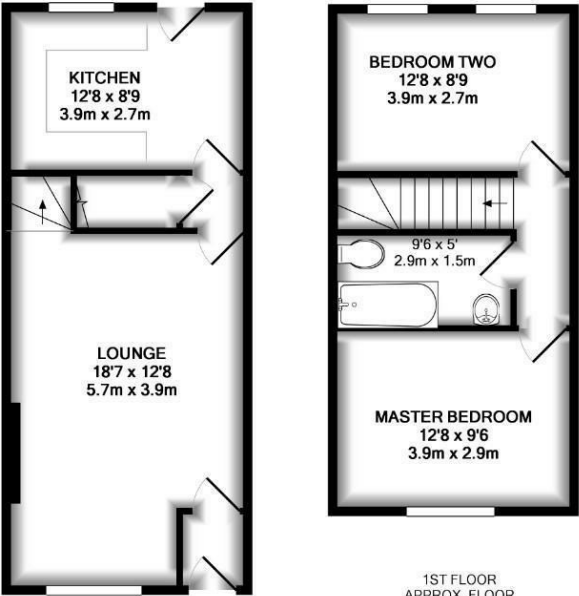
EU Directive 2002/91/EC

Environmental Impact (CO<sub>2</sub>) Rating

Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
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GROUND FLOOR  
APPROX. FLOOR  
AREA 377 SQ.FT.  
(35.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 705 SQ.FT. (65.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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