



## 133 Holgate Road

, York, YO24 4DF

£1,050 PCM

Holgate Road \*\*\* Two large Bedrooms \*\*\* Office/Attic room  
\*\*\* Lovely location on the corner of Hamilton Drive \*\*\* Off  
street car park \*\*\* Central heating \*\*\* Double glazing \*\*\*  
Available early February

- 2 Bedrooms
- Office/Attic space
- Off street car park
- Central heating
- Double glazing
- Available early February

### 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.



2



2



1



C

# For Sale

## Energy Efficiency Rating

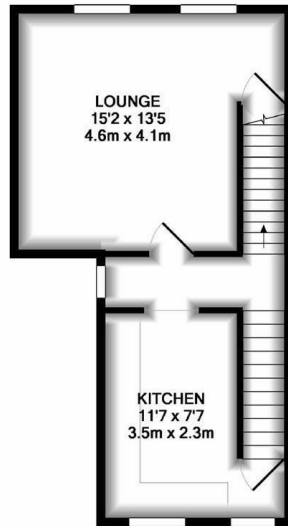
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

**England & Wales** EU Directive 2002/91/EC

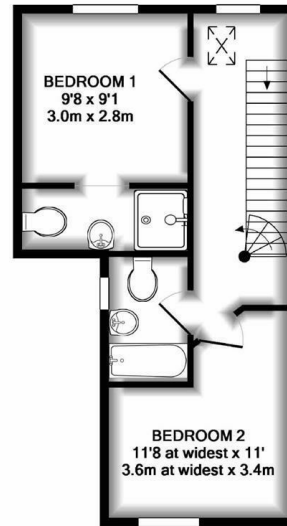
## Environmental Impact (CO<sub>2</sub>) Rating

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

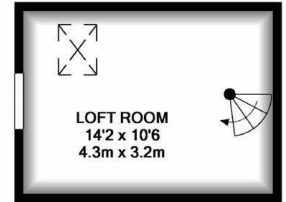
**England & Wales** EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.8 SQ.M.)



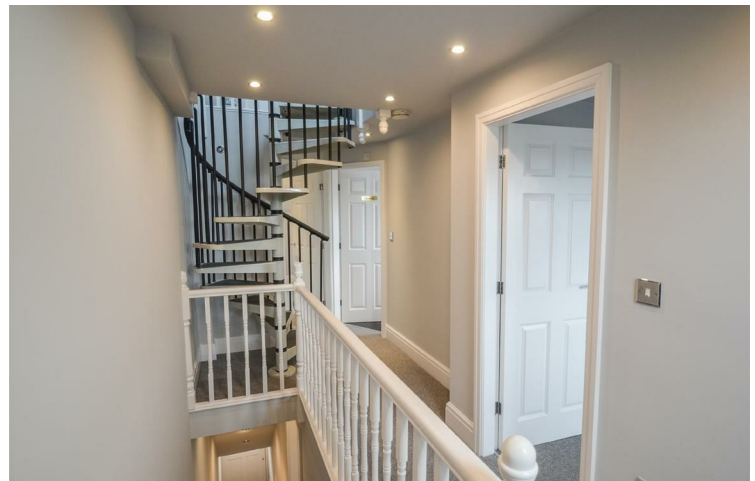
1ST FLOOR  
APPROX. FLOOR  
AREA 354 SQ.FT.  
(32.8 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 149 SQ.FT.  
(13.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 856 SQ.FT. (79.5 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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