



79 Sutherland Street

South Bank, York, YO23 1HG

£950 PCM

We are now full for viewings***Sutherland Street *** 2
Bedrooms *** Open Lounge/ Dining *** Kitchen & Utility ***
White Goods Included (No Dishwasher) *** Unfurnished ***
Available mid Nov *** EPC rating D *** Council tax band B

- Sutherland Street
- 2 Bedrooms
- Open Lounge/ Dining
- Kitchen & Utility
- White Goods Included
- Unfurnished
- Available Late October
- EPC rating D

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

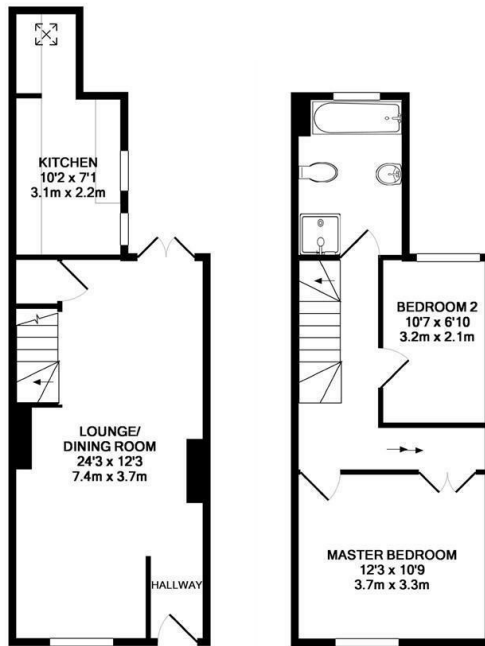
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		83
(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
APPROX. FLOOR AREA 381 SQ.FT. (35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 365 SQ.FT. (34.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 747 SQ.FT. (69.4 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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