



## 7 Deerhill Grove

Clifton Moor, York, YO30 4UE

**£995 PCM**

Deer Hill Grove \*\*\* 2 Bed Semi \*\*\* Clifton Moor \*\*\* Great Access to the York Ring Road \*\*\* Driveway \*\*\* Garden \*\*\* Unfurnished \*\*\* Available Mid January \*\*\* EPC D \*\*\* Council Tax Band B

- Deer Hill Grove
- Two Bedrooms
- Semi Detached Property
- Clifton Moor
- Great access to ring road
- Unfurnished
- Available Mid January
- EPC D
- Council Tax Band B

### 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) <b>A</b>		87
(81-91) <b>B</b>		
(69-80) <b>C</b>	65	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

England & Wales

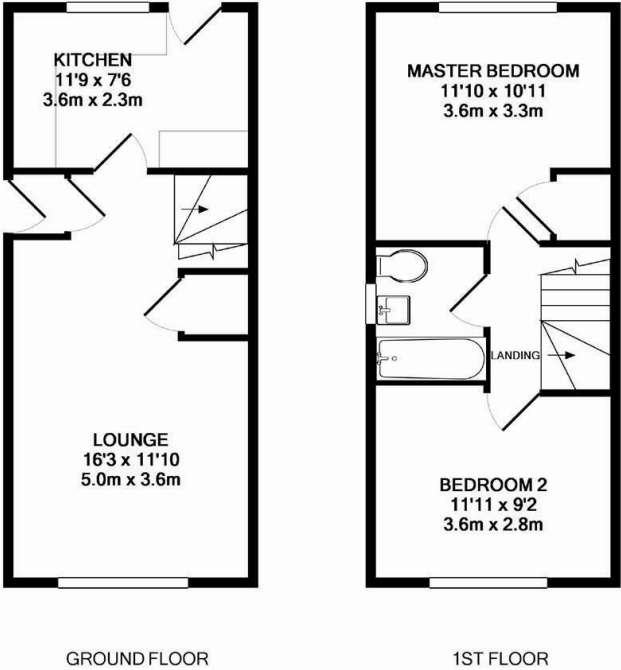
EU Directive 2002/91/EC

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

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(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>		
Not environmentally friendly - higher CO2 emissions		

England & Wales

EU Directive 2002/91/EC



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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