



72 The Green

Acomb, York, YO26 5LR

£1,100 PCM

FULLY BOOKED FOR VIEWINGS, SORRY *** The Green, Acomb *** End terrace *** Re-decorated throughout *** Two bedrooms *** Dining Kitchen with washer dryer, Integrated fridge freezer, integrated dishwasher, gas hob and electric oven, *** Separate lounge *** Enclosed rear garden with brick built stores *** On street parking *** Lovely location opposite the cricket club and just along from the outside space of The Green *** Many local amenities & regular public transport to city *** Available now *** EPC rating D *** Council Tax Band B

- End terrace
- Re-decorated throughout
- Two bedrooms
- Dining Kitchen with washer dryer, Integrated fridge freezer, integrated dishwasher, gas hob and electric oven,
- Separate lounge
- Enclosed rear garden with brick built stores
- Many local amenities & regular public transport to city
- Lovely location opposite the cricket club and just along from the outside space of The Green
- Available now
- EPC rating 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

Very energy efficient - lower running costs	Current	Potential
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	60	
(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

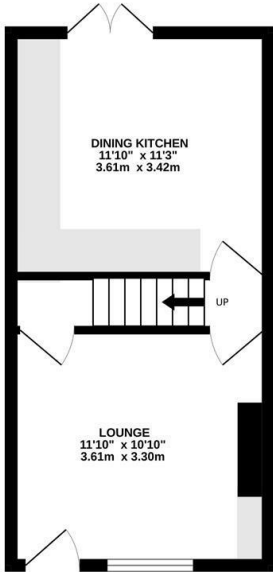
Very environmentally friendly - lower CO2 emissions	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

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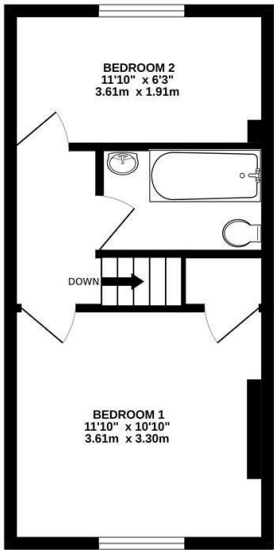
GROUND FLOOR

286 sq.ft. (26.6 sq.m.) approx.



1ST FLOOR

287 sq.ft. (26.7 sq.m.) approx.



TOTAL FLOOR AREA : 573 sq.ft. (53.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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