



61D Eldon Street

, York, YO31 7NE

£800 PCM

Eldon Street *** Studio *** Balcony *** Spacious room for double bed & living area *** Smart small kitchen *** Loft style room *** Private entrance door *** Large secure storage *** Great for motorbike/ bicycle *** Located for town, hospital, St Johns *** no cars *** Single occupant *** EPC C *** Council tax A

- Private courtyard off Eldon Street
- Studio apartment
- First floor
- Personal lock up storage
- Lovely balcony area
- The courtyard setting would not suit smokers please
- New decoration
- New kitchen
- New bathroom

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		
(81-91) B		
(69-80) C	69	69
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(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 CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



6 Walmgate, York, YO1 9TJ
t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.