



## 74 Burnholme Avenue

, York, YO31 0NB

**£1,395 PCM**

\*Fees apply

**SORRY, WE ARE FULL FOR VIEWINGS! \*\*\* Burnholme Ave \*\*\***  
**Semi Detached Property \*\*\* 3 Bedrooms \*\*\* MODERN Decor**  
**& Fittings\*\*\* Unfurnished \*\*\* GARDEN \*\*\* All White Goods**  
**Included including dishwasher \*\*\* Available Mid September**  
**\*\*\* EPC Rating E \*\*\* Council Tax Band C**

- SORRY, WE ARE FULL FOR VIEWINGS!
- Semi Detached Property
- 3 Bedrooms
- Large Dining Kitchen
- Fully Integrated Appliances
- Drive and Garden
- Quiet Location
- Available Mid September
- Council Tax Band C
- EPC Rating E

### 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.



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E



# To Let

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>84</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>	<b>53</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

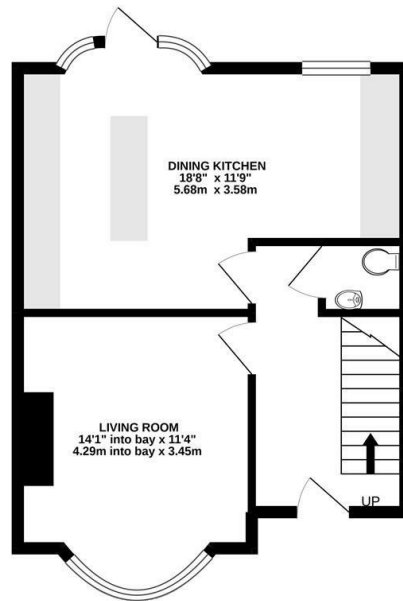
**England & Wales** EU Directive 2002/91/EC

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

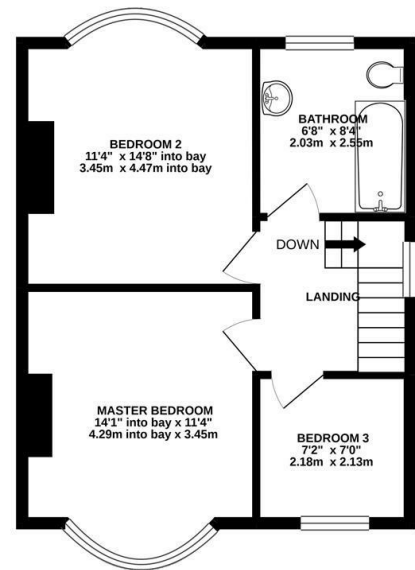
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

**GROUND FLOOR**  
429 sq.ft. (39.9 sq.m.) approx.



**1ST FLOOR**  
436 sq.ft. (40.5 sq.m.) approx.



**TOTAL FLOOR AREA : 865 sq.ft. (80.3 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan 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 is given as to their operability or efficiency can be given.

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