



26 Maple Avenue

Bishopthorpe, York, YO23 2RQ

£1,000 PCM

*** Bishopthorpe Village *** Local shops and amenities ***
Semi detached house *** Large lounge *** Kitchen with
dining area *** Office room *** Two bedroom *** Bathroom ***
Gardens to front & rear *** Available W/C 18th December ***
Council tax band A *** EPC rating D ***

- Semi Detached House
- Large Lounge & Dining Room
- Rear Office Space
- First Floor Bathroom
- Two Double Bedrooms
- Garden to front & rear
- Parking to driveway
- Bishopthorpe Village
- Council Tax Band A
- 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		80
(81-91) B		
(69-80) C		
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

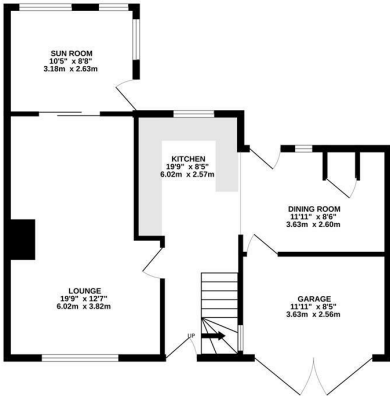
England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

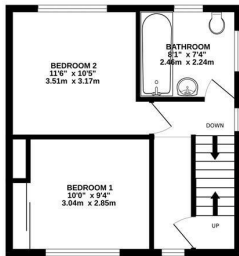
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

England & Wales EU Directive 2002/91/EC

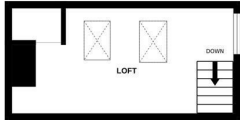
GROUND FLOOR
657 sq.ft. (61.1 sq.m.) approx.



1ST FLOOR
365 sq.ft. (33.9 sq.m.) approx.



2ND FLOOR
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA: 1183 sq.ft. (109.9 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 as to their operability or efficiency can be given.

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