



## 9 Macmillan House 60 York Road

Acomb, York, YO24 4NW

**£600 PCM**

York Road, Acomb \*\*\* Ground Floor \*\*\* Furnished Studio Flat \*\*\* Kitchen Area \*\*\* Own Entrance Door \*\*\* Heating, Electric & Water Bills Included \*\*\* Share Of Garden \*\*\* Large Parking Area \*\*\* On-site Laundry \*\*\* SINGLE OCCUPANCY ONLY \*\*\* Available Late February \*\*\* Council Tax Band A \*\*\* EPC Rating C

- Furnished Ground Floor Studio
- Kitchen Area
- Share Of Gardens
- 12 Months Minimum Let
- Heating, Electric & Water Bills Included
- Available Late February
- SINGLE OCCUPANCY ONLY
- EPC Rating C
- Council Tax Band A
- Large Parking Area

### 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.

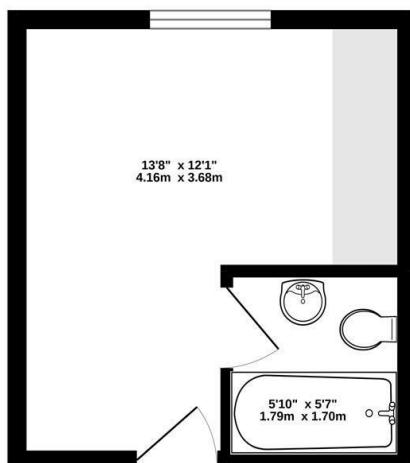


# For Sale

GROUND FLOOR  
165 sq.ft. (15.3 sq.m.) approx.

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 165 sq.ft. (15.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows and doors, etc. are approximate and not to scale. The plan is for illustrative purposes only and should be used as such by any prospective purchasers. The dimensions given are not to be regarded as exact and have not been tested and no guarantee as to their operability or efficiency can be given.  
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