



## 29 Flaxman Avenue

Tang Hall, York, YO10 3TW

**£795 PCM**

Flaxman Avenue \*\*\* Perfect for a Family \*\*\* Large Town House \*\*\* FURNISHED \*\*\* Four Good Sized Bedrooms \*\*\* Walking Distance to City Centre \*\*\* Available Mid October \*\*\* Sorry not suitable for students/sharers\*\*\*

- Flaxman Avenue
- Perfect for a Family
- Large Four Bed Town House
- FURNISHED
- Walking Distance to City Centre
- Available mid October
- Sorry not suitable for students

### 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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D

# For Sale

Energy Efficiency Rating

|   |         |           |
|---|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential |
| (92-plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         | 74        |
| (55-68) <b>D</b>                            | 58      |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |

England & Wales

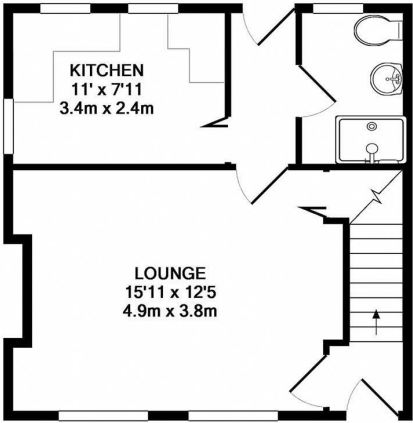
EU Directive 2002/91/EC

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

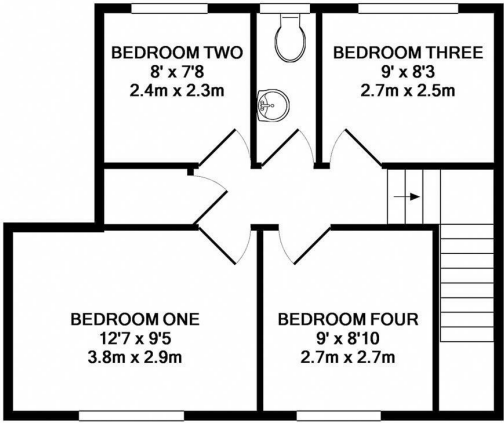
|   |         |           |
|---|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92-plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         | 70        |
| (55-68) <b>D</b>  | 55      |           |
| (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  
APPROX. FLOOR  
AREA 402 SQ.FT.  
(37.4 SQ.M.)  
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1ST FLOOR  
APPROX. FLOOR  
AREA 450 SQ.FT.  
(41.8 SQ.M.)  
TOTAL APPROX. FLOOR AREA 852 SQ.FT. (79.2 SQ.M.)  
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