



3 The Avenue

, York, YO30 6AS

£2,750 PCM

The Avenue, off Bootham | Stunning 3 storey Victorian townhouse | Perfect location for St Peters and Bootham schools | 5 bedrooms and dressing room | Family bathroom plus 2 additional shower rooms | 2 reception rooms | Kitchen with integrated appliances, 2 islands, underfloor heating and doors opening to the wall courtyard | Utility | EPC D | Council Tax Band F

- Prestigious Bootham address
- Stunning 3 Storey Victorian Townhouse
- Perfect Location for St Peters and Bootham School
- 5 Bedrooms and dressing room
- Family Bathroom plus 2 additional shower rooms
- 2 Reception rooms
- Kitchen with integrated appliances, 2 islands, underfloor heating and doors to walled courtyard
- Utility
- EPC D
- Council Tax Band F

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	63	75

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



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.