



## 40 Balmoral Terrace

, York, YO23 1HS

**£1,885 PCM**

\*Fees apply

SORRY, WE ARE FULL FOR VIEWING\*\*\* STUDENT PROPERTY  
 \*\*\* £145 p.p.p.w Excluding Bills \*\*\* AVAILABLE July 2025 \*\*\*  
 Furnished \*\*\* Three Bedrooms \*\*\* Rear Courtyard \*\*\* Easy  
 Access to University of York via Millennium Bridge \*\*\* Within  
 easy distance of City Centre \*\*\* Council Tax Band B \*\*\* EPC  
 Rating Rating D \*\*\*

- STUDENT PROPERTY
- Available Early July 2025
- Three Double Bedrooms
- Furnished
- £145 p.p.p.w Excluding bills
- Access to Uni via Millennium Bridge
- Council Tax Band B
- 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.





# To Let

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		86
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(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		

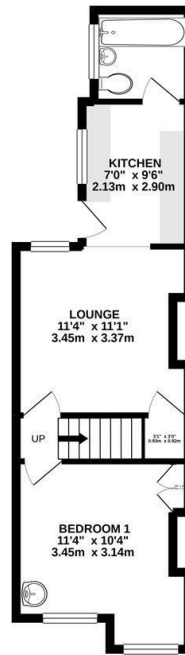
**England & Wales** EU Directive 2002/91/EC

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

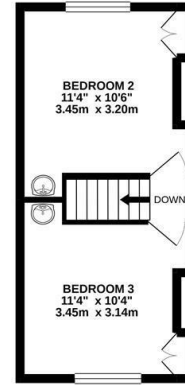
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		85
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	51	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

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

GROUND FLOOR  
382 sq ft (35.3 sq m) approx.



1ST FLOOR  
268 sq ft (24.8 sq m) approx.



TOTAL FLOOR AREA - 650 sq ft (60.4 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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