



## 43 Nunnery Lane

, York, YO23 1AB

**£895 PCM**

SORRY, WE ARE FULL FOR VIEWINGS | Nunnery Lane | Ground floor flat | One bedroom | Unfurnished | Enclosed courtyard | Within walking distance of city centre and station | Available Mid August | 12 months minimum let | EPC rating C | Council Tax Band A

- Nunnery Lane
- Ground floor flat
- Two bedrooms
- Unfurnished
- Within walking distance of city centre and station
- Available mid August
- 12 months minimum let
- EPC rating C
- Council Tax Band A
- WE ARE FULL FOR VIEWINGS

### 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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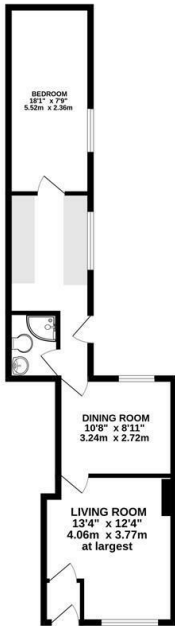


C

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		
	69	73
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) 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		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR  
510 sq.ft. (47.4 sq.m.) approx.



TOTAL FLOOR AREA: 510 sq.ft. (47.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by 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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6 Walmgate, York, YO1 9TJ  
t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com

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