



## 40 Keble Park North

Bishopthorpe, York, YO23 2SX

**£1,150 PCM**

Bishopthorpe Village | Brand New Kitchen Being Fitted by End January | Newly redecorated throughout | Unfurnished | Two Double Bedrooms | First Floor Bathroom | Rear Garden | Close to local amenities | Good bus route and access links | Available February | Council Tax Band B | EPC Rating C | PLEASE NOTE THE KITCHEN IMAGES ARE CREATED BY AI

- Keble Park North
- Two Bedroom Town House
- Unfurnished
- Good Sized Garden
- Brand New Kitchen Being Fitted
- Available February
- Pets considered
- Fully Decorated Throughout
- Council Tax Band B
- EPC Rating C

### 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

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

Current

Potential

88

70

England & Wales

EU Directive 2002/91/EC

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

Very environmentally friendly - lower CO2 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 CO2 emissions

Current

Potential

England & Wales

EU Directive 2002/91/EC

GROUND FLOOR  
315 sq.ft. (29.3 sq.m.) approx.

1ST FLOOR  
313 sq.ft. (29.1 sq.m.) approx.

**GROUND FLOOR**

- DINING KITCHEN: 13'7" x 9'4" (4.15m x 2.84m)
- LOUNGE: 10'4" x 13'9" (3.15m x 4.19m)
- UP (stairs)

**1ST FLOOR**

- BEDROOM 2: 7'5" x 13'5" (2.26m x 4.09m)
- MASTER BEDROOM: 11'8" x 9'8" (3.56m x 2.94m)
- BATHROOM: 5'8" x 5'5" (1.73m x 1.65m)
- LANDING
- DOWN (stairs)

TOTAL FLOOR AREA : 629 sq.ft. (58.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any 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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