



## 14 Tandem Place

Thief Lane, York, YO10 3LX

**£2,470 PCM**

STUDENT PROPERTY \*\*\* Tandem Place, Thief Lane \*\*\* £190 per person per week \*\*\* BILLS INCLUDED \*\*\* Three Good Size Bedrooms \*\*\* Open Plan Lounge and Kitchen \*\*\* Furnished \*\*\* 1 Allocated Parking Space \*\*\* Within Easy Walking Distance to Uni and City Centre \*\*\* Available July 2025 \*\*\* EPC Rating B \*\*\* Council Tax Band C

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- Available July 2025
- EPC Rating B
- Council Tax Band 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.



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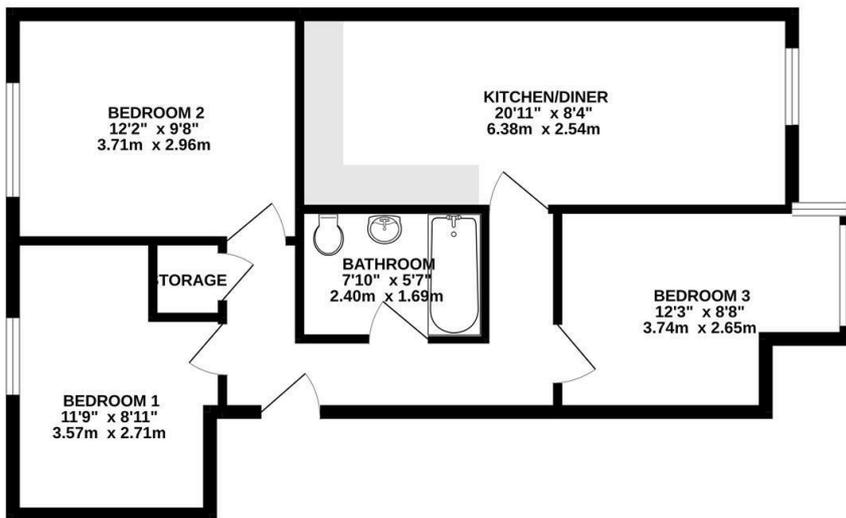


B

For Sale

GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>81</b> <b>86</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b> 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>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b> EU Directive 2002/91/EC 	



TOTAL FLOOR AREA: 610 sq.ft. (56.6 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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