



## 7 Wheatlands Grove

, York, YO26 5NQ

**£2,200 PCM**

Shared House | Boroughbridge Road | £138.00pppw  
excluding bills | 4 double bedrooms | Large lounge | Great  
kitchen space with dining area | Great access to outer ring  
road | Available Mid September | EPC RATING E | COUNCIL  
TAX BAND B

- Shared house
- 4 double bedrooms
- Large communal areas
- £138.00pppw exc bills
- Bike store
- Available mid September
- EPC E
- Council Tax Band B

### 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.



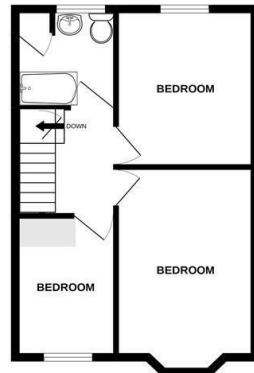
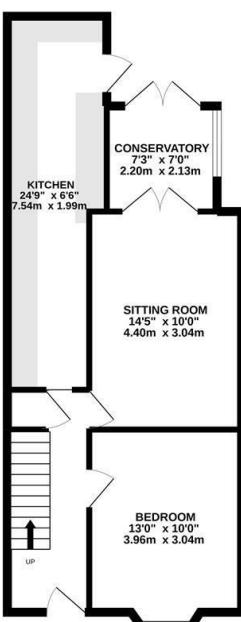
# For Sale

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		
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  
546 sq.ft. (50.7 sq.m.) approx.

1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (86.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained, measurements are approximate and no dimensions should be relied upon for any room or space. Buyers should not rely on any dimensions contained in the floorplan and must seek professional advice if any room or space is to be converted into habitable space. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The floorplan is based on the information available to us and has not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Homeplan 15/022



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