QUANTUM

SALES & LETTINGS

# 41 Hambleton Terrace

, York, YO31 8JJ

## £1,400 PCM

Hambleton Terrace | Two double bedrooms | Part furnished- sofa & bed | First floor bathroom | Open plan kitchen and dining area | Separate lounge | Stunning decor throughout | South facing rear courtyard | Great location: close to city, railway station, York Hospital and Nestle | EPC Rating TBC | Council Tax Band B | Available early November

- Hambleton Terrace (between Haxby Road and Wigginton Road)
- Two double bedrooms
- First floor bathroom with separate bath and shower cubicle
- Open plan kitchen and dining area (White goods included)
- Separate lounge
- Stunning decor throughout
- South facing rear courtyard
- Great location: close to city, railway station, York Hospital and Nestle
- Available early November
- EPC Rating TBC | 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.

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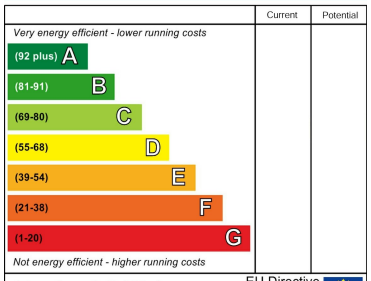
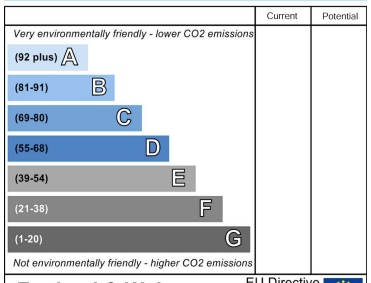
# For Sale

## Energy Efficiency Rating




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

## Environmental Impact ($CO_2$) Rating




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

GROUND FLOOR
866 sq.ft. (80.4 sq.m.) approx.

TOTAL FLOOR AREA : 866 sq.ft. (80.4 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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