




Byland, Blacksmiths  
Arms, Flaxton, York  
£650 pcm

\*\*\* Large Room In A Shared  
House\*\*\* Own En-suite  
Bathroom\*\*\* Fully Furnished\*\*\*  
Ample Parking\*\*\* All bills  
inclusive\*\*\* Situated in  
Flaxton\*\*\* Easy Access to the  
A64, York, Malton and  
Scarborough\*\*\* Shared  
Lounge and kitchen facility's\*\*\*  
Available April 2023\*\*\* Single  
Occupancy Only\*\*\*

# Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> (92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	67
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Viewing	Strictly by appointment with MT Property Consultancy - Head Office
Reference	Telephone 01904 208106
Additional Information	RL0293
	Deposit: £650
	Holding Deposit: £150

Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.