




Hinton Avenue, York  
£950 pcm

\*\*\* A Lovely One Bedroom  
House\*\*\* Situated In A Quiet  
Cul-de-Sac\*\*\* Easy Access To  
The City Centre and The  
A1237\*\*\* Off Street Parking\*\*\*  
Enclosed Rear Garden/Yard\*\*\*  
Modern Kitchen and  
Bathroom\*\*\* Furnished\*\*\*  
Available June 2025\*\*\*  
SINGLE OCCUPANCY  
ONLY\*\*\*

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92-100) A</b>		
<b>(81-91) B</b>		<b>89</b>
<b>(69-80) C</b>	<b>71</b>	
<b>(55-68) D</b>		
<b>(39-54) E</b>		
<b>(21-38) F</b>		
<b>(1-20) 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
	Telephone 01904 208106
Reference	RL0266
	Council Tax Band: A
Additional Information	Deposit: £1,095
	Holding Deposit: £215

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.