


Middleham Avenue,  
York  
£1,295 pcm

\*\*\* Newly Renovated Three  
Bedroom House\*\*\* Cul-De-Sac  
\*\*\* Off Street Parking\*\*\* Easy  
Access to Vanguard, Monks  
Cross and The A64\*\*\* Offered  
Unfurnished\*\*\* Available June  
2025\*\*\*

## Energy Efficiency Rating

|   | Current   | Potential   |
|---|-----------|---|
| <i>Very energy efficient - lower running costs</i><br><b>(92+) A</b>  |           |   |
| <b>(81-91) B</b>  |           | <b>85</b>   |
| <b>(69-80) C</b>  |           |   |
| <b>(55-68) D</b>  |           |   |
| <b>(39-54) E</b>  | <b>42</b> |   |
| <b>(21-38) F</b>  |           |   |
| <b>(1-20) G</b><br><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              | RL0348   |
|                        | Council Tax Band: B  |
| Additional Information | Deposit: £1,490  |
|                        | Holding Deposit: £295  |

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.