




Room 2, Kingsway  
North, York  
£725 pcm

\*\*\* Room In A Shared House\*\*\*  
Furnished\*\*\* Double Room,  
With Shared Bathroom And  
Kitchen\*\*\* Single Occupancy  
Only (one person)\*\*\* Includes  
All Bills (Gas, Electric, Council  
Tax, Water, WIFI) \*\*\* Available  
July 2025\*\*\* Clifton area\*\*\*

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i> <b>(92+) A</b>		
<b>(81-91) B</b>		<b>84</b>
<b>(69-80) C</b>	<b>74</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
Reference	Telephone 01904 208106
	RL0282
	Deposit: £725
Additional Information	Holding Deposit: £165
	Parking options: Driveway
	Garden details: Rear Garden

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.