

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

Available with  
deposit alternative



Alcuin Avenue

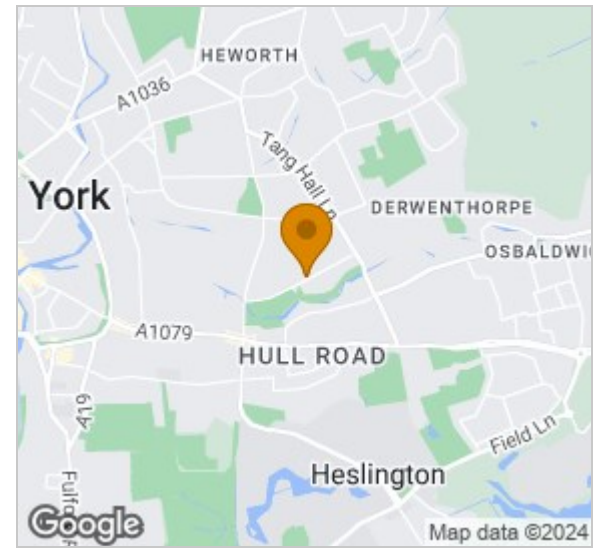
York, YO10 3TN

£1,400 Per Month





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	87	Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	73	(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	



Total area: approx. 80.5 sq. metres (866.5 sq. feet)  
All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference. Floor plans are not to scale.

- AVAILABLE JULY
- MODERISED THROUGHOUT
- ENCLOSED GARDENS TO REAR
- EPC RATING C, COUNCIL TAX BAND B
- THREE DOUBLE BEDROOMS
- UTILITY ROOM AND DOWNSTAIRS TOILET
- CALL HUNTERS TO ARRANGE A VIEWING
- OFFERED FURNISHED OR UNFURNISHED WITH WHITE GOODS
- OFF ROAD PARKING
- DEPOSIT ALTERNATIVE OFFERED



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.