

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Hallfield Road

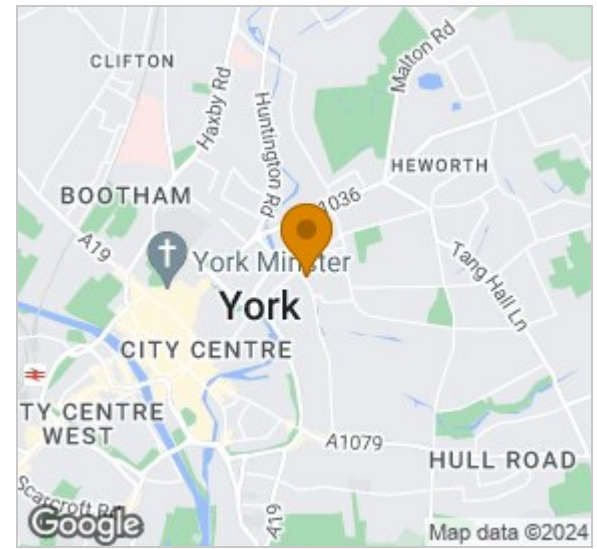
York, YO31 7XJ

£1,250 Per Month

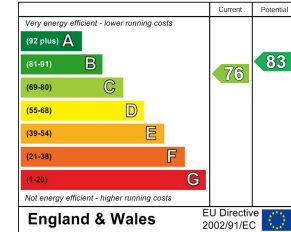




## Area Map

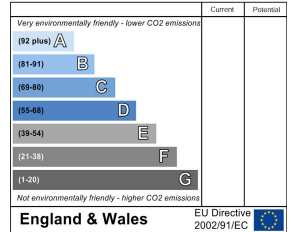


### Energy Efficiency Rating



England & Wales EU Directive 2002/91/EC

### Environmental Impact (CO<sub>2</sub>) Rating



England & Wales EU Directive 2002/91/EC



Total floor area 63.7 m<sup>2</sup> (686 sq.ft.) approx  
 This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed. They cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Powered by www.floorplan.com

- SOUGHT AFTER LOCATION
- BIKE STORE
- DEPOSIT ALTERNATIVE AVAILABLE
- EPC RATING: C

- CLOSE PROXIMITY TO LOCAL AMENITIES
- BIN STORE
- CALL HUNTERS TO ARRANGE A VIEWING

- ALLOCATED PARKING SPACE
- MODERN FINISH THROUGHOUT
- COUNCIL TAX BAND: D



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.