

HUNTERS[®]

HERE TO GET *you* THERE



Eboracum Way

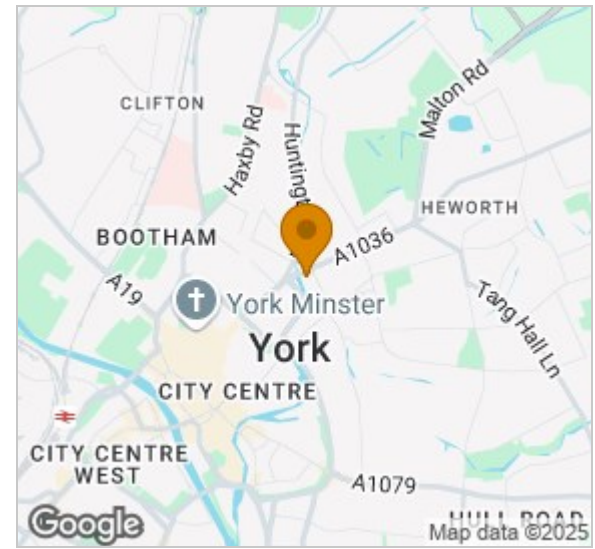
York, YO31 7SQ

£1,250 Per Month

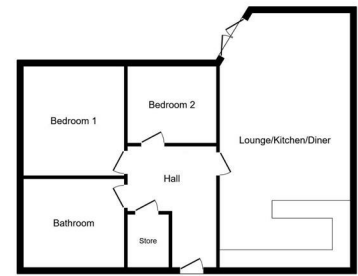




Area Map



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



Floor Plan
Floor area 81.7 sq.m. (880 sq.ft.)

Total floor area: 81.7 sq.m. (880 sq.ft.)
This floor plan is for illustrative purposes only. It is not drawn to scale. All measurements, floor areas (including any total floor area), room areas and measurements are approximate. No details are given for any purpose and do not form any part of any agreement. The liability is taken for any error, omission or misstatement. A party must rely upon its own inspection. Checked by: www.hunters.co.uk

- AVAILABLE NOW
- ALLOCATED PARKING SPACE
- DEPOSIT ALTERNATIVE AVAILABLE
- COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- MODERN AND SPACIOUS
- CALL HUNTERS TO ARRANGE A VIEWING
- FURNISHED
- PRIVATE PATIO AREA
- EPC RATING: C



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.

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