

HUNTERS[®]

HERE TO GET *you* THERE



Pond Garth

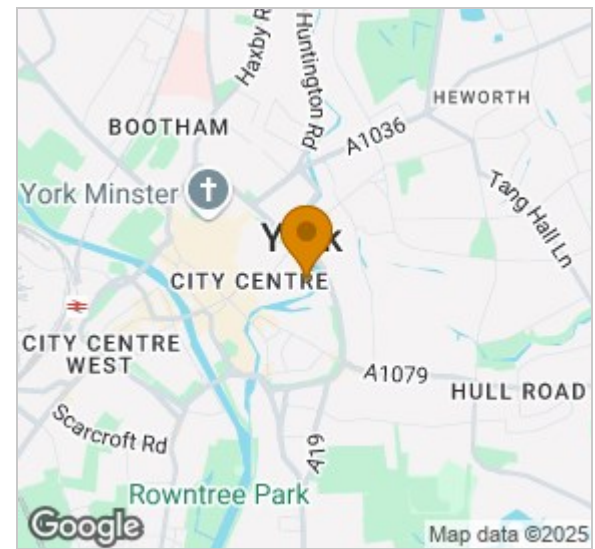
York, YO1 7ND

£1,400 Per Month

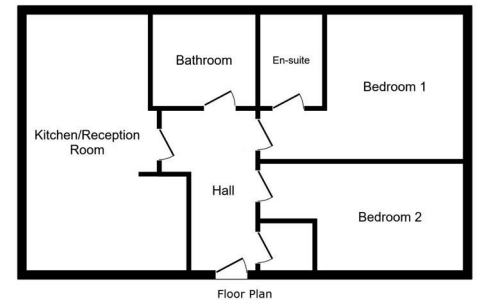




Area Map

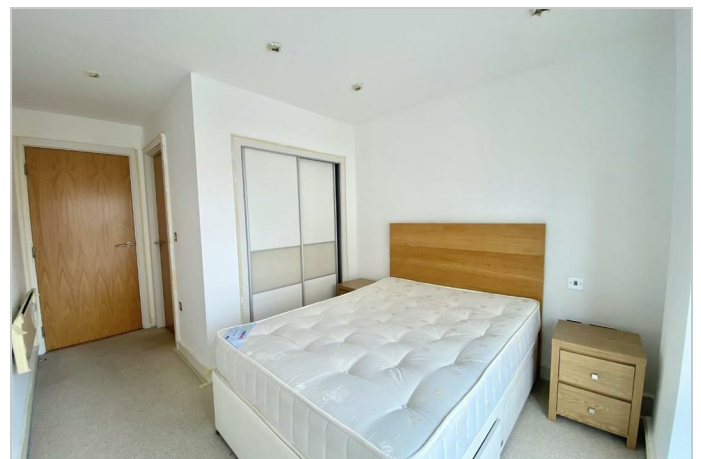


Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(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	



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), room sizes and proportions are approximate. No details are guaranteed. This cannot be relied upon for any purpose and do not form any part of any agreement. The liability is open for any error, omission or misstatement. A party must rely upon its own inspection(s). Generated by www.floorplan.co.uk

- AVAILABLE JUNE
- EN-SUITE BATHROOM
- DEPOSIT ALTERNATIVE AVAILABLE
- COUNCIL TAX BAND: D
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING SPACE
- CALL HUNTERS TO ARRANGE A VIEWING
- FURNISHED
- CLOSE TO YORK CITY CENTRE
- EPC RATING: B



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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