

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Eboracum Way

York, YO31 7SS

£1,250 Per Month







## Area Map



| Energy Efficiency Rating                    |  | Current                 | Potential               |
|---|--|-------------------------|-------------------------|
| Very energy efficient - lower running costs |  |                         |                         |
| (92 plus) A                                 |  |                         |                         |
| (81-91) B                                   |  |                         |                         |
| (69-80) C                                   |  |                         |                         |
| (55-68) D                                   |  |                         |                         |
| (39-54) E                                   |  |                         |                         |
| (21-38) F                                   |  |                         |                         |
| (1-20) G                                    |  |                         |                         |
| Not energy efficient - higher running costs |  |                         |                         |
| England & Wales                             |  | 75                      | 86                      |
|   |  | EU Directive 2002/91/EC | EU Directive 2002/91/EC |

  

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



Total floor area 54.5 sq.m. (587 sq.ft.) approx  
This floor plan is for illustrative 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.localagent.com

- AVAILABLE NOW
- ALLOCATED PARKING SPACE
- CALL HUNTERS TO ARRANGE A VIEWING
- COUNCIL TAX BAND: C
- TWO BEDROOM APARTMENT
- SOUGHT AFTER LOCATION
- DEPOSIT ALTERNATIVE AVAILABLE
- FIRST FLOOR
- UNFURNISHED
- 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.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
Tel: 01904 756100 Email: [yorklettings@hunters.com](mailto:yorklettings@hunters.com) <https://www.hunters.com>

