

HUNTERS[®]

HERE TO GET *you* THERE



Sanders Walk

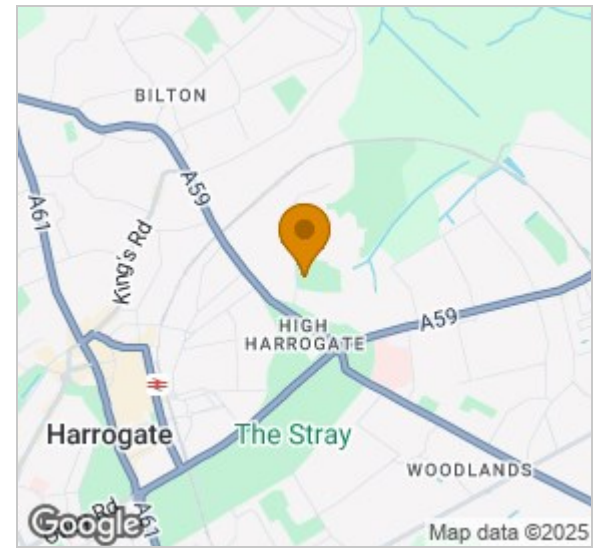
Harrogate, HG1 4FA

£1,200 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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



TOTAL APPROX. FLOOR AREA 603 SQ FT (55.9 SQ M)
 Whilst every effort has been made to ensure the accuracy of the floor plan, measurements, dimensions, and area are approximate and should be used as a guide only. The purchaser is advised to verify the accuracy of the floor plan by measuring the property themselves. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with: Homestyler 10/2020

- TOP FLOOR APARTMENT
- UNFURNISHED WITH WHITE GOODS
- POPULAR LOCATION CLOSE TO THE STRAY
- TWO DOUBLE BEDROOMS
- OPEN PLAN KITCHEN / LIVING ROOM
- EPC RATING B | COUNCIL TAX BAND B
- TWO OFF STREET PARKING SPACES
- IMMACULATLY PRESENTED THROUGHOUT



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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