



# Rybec Homes

## 01443 238026

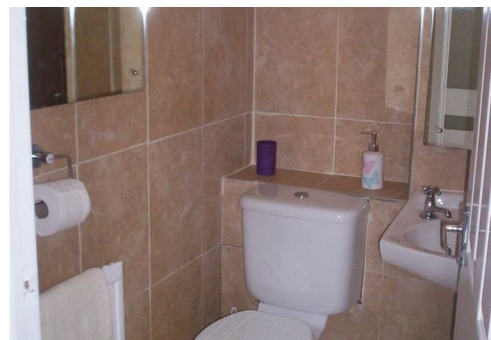


**93 Lincoln Grove, Harrogate, Yorkshire, HG3 2UD**

**Per month £675 Per month**

This smartly presented 2 bedroom townhouse house situated in the popular Jennyfield's area of Harrogate briefly comprises;

- Gas Central Heating.
- Double Glazing.
- Contemporary décor and carpets
- Fitted Kitchen with oven, hob, hood, fridge & freezer.
- Bathroom Inc Shower over bath.
- Front & Enclosed Rear Garden.
- Off Street Parking
- Suit small family or couple.
- Energy Rating: C74





| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (48-54) <b>E</b>                            |         |                         |
| (29-47) <b>F</b>                            |         |                         |
| (1-28) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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) <b>A</b>  |         |                         |
| (81-91) <b>B</b>  |         |                         |
| (69-80) <b>C</b>  |         |                         |
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