



2 Hill Top
Marton Cum Grafton, York, YO51 9QA

£1,350 Per month

THREE BEDROOMS, BREAKFAST KITCHEN, SITTING ROOM, CONSERVATORY, USEFUL
OUTBUILDING WITH POWER AND HOUSE BATHROOM
SOUGHT-AFTER LOCATION IN THE POPULAR VILLAGE OF MARTON CUM GRAFTON
WITH EXCELLENT VILLAGE SHOP, SCHOOL, CHURCH AND PUBLIC HOUSE
FRONT GARDEN, REAR YARD,
THE STABLE BLOCK, SHED AND GARDEN, AVAILABLE
ALLOCATED PARKING; FURTHER AMENITIES IN BOROUGHBRIDGE, WITH THE A1M BEING 5 MILES
AWAY. EPC TO FOLLOW

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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 EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC 		