

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Grove Park Terrace

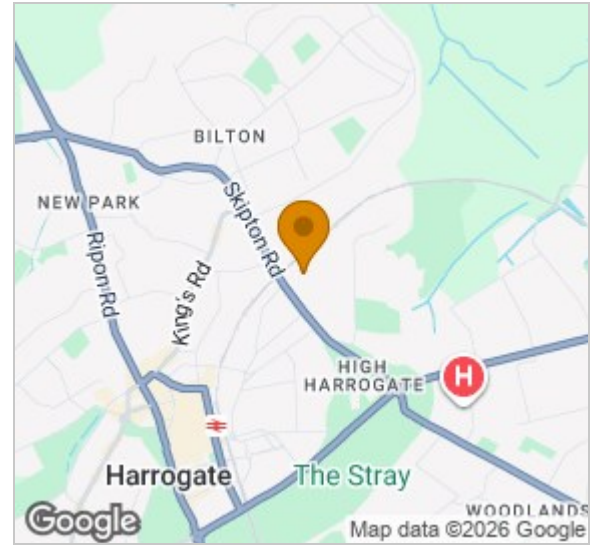
Harrogate, HG1 4BW

£1,150 Per Calendar Month



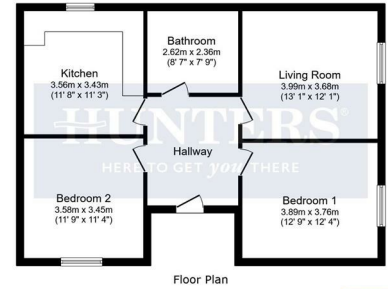


## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions
		71	71
		71	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

Ardennes 2, Grove Park Terrace, Harrogate, HG1 4BW, GB



Total floor area: 67.8 sq.m. (730 sq.ft.)

The floor plan and associated measurements are not drawn to scale. All measurements, floor areas (including any total floor area), and other details are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A graph must only refer to the applicable EPC. Powered by www.hunterstax.com



- Deposit alternative available
- Furnished
- Gas central heating
- Council tax band B
- Character top floor flat
- Close to Harrogate town centre
- Street parking available
- Two double bedrooms
- Secondary glazing
- 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.

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