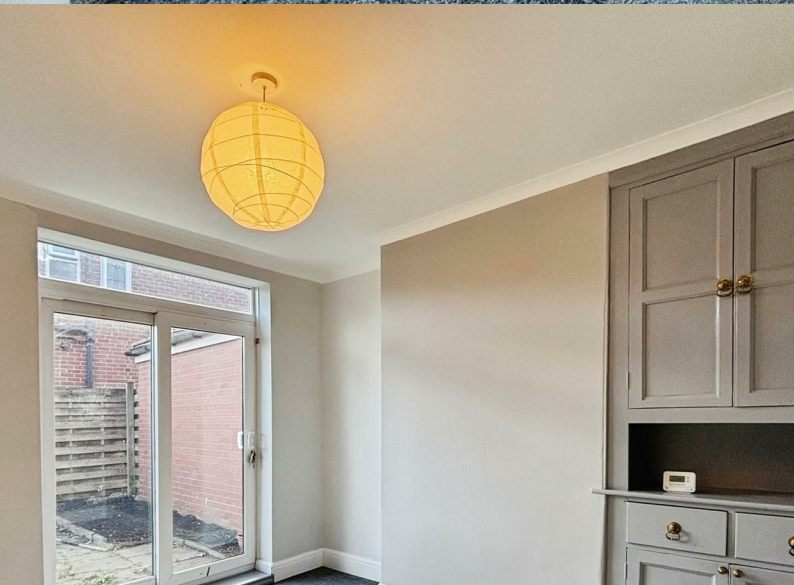


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE

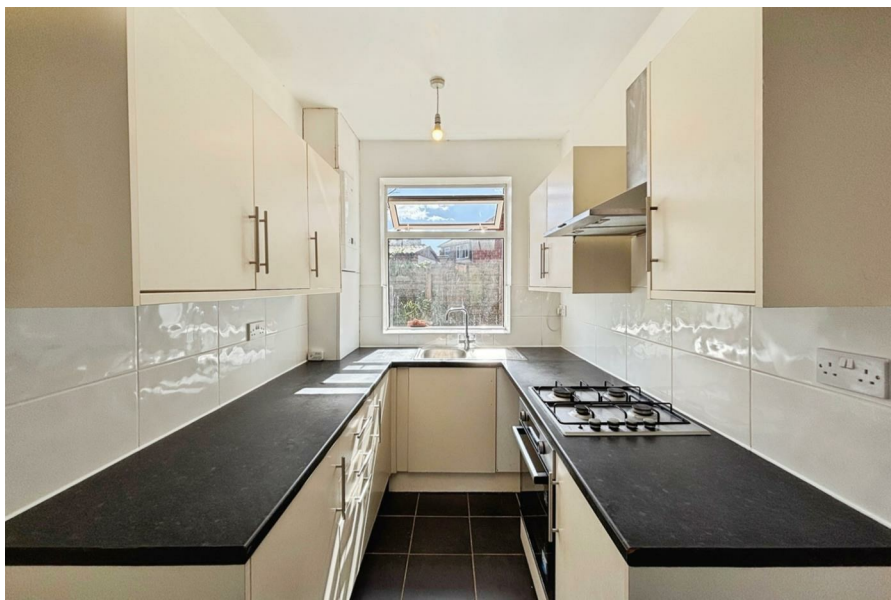


## Nunthorpe Gardens

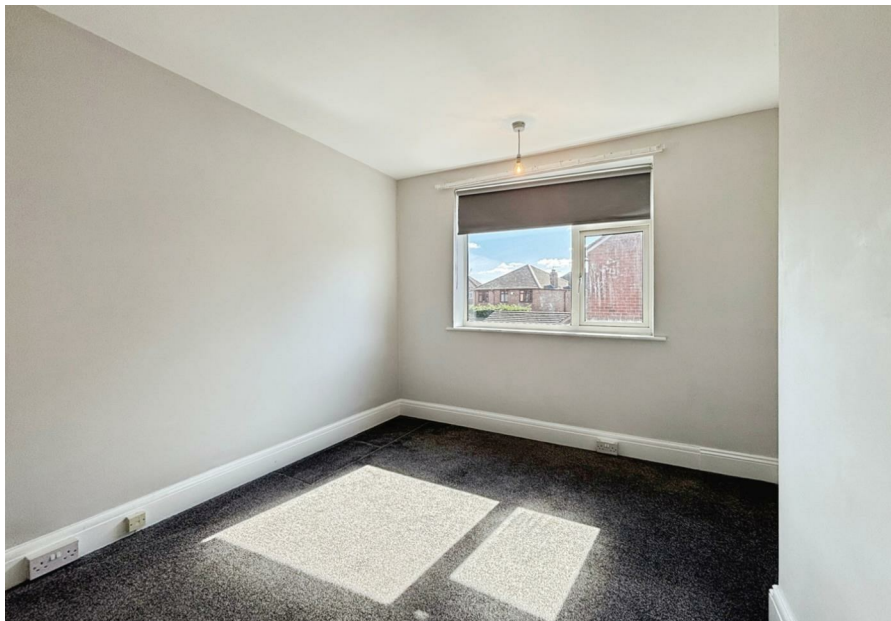
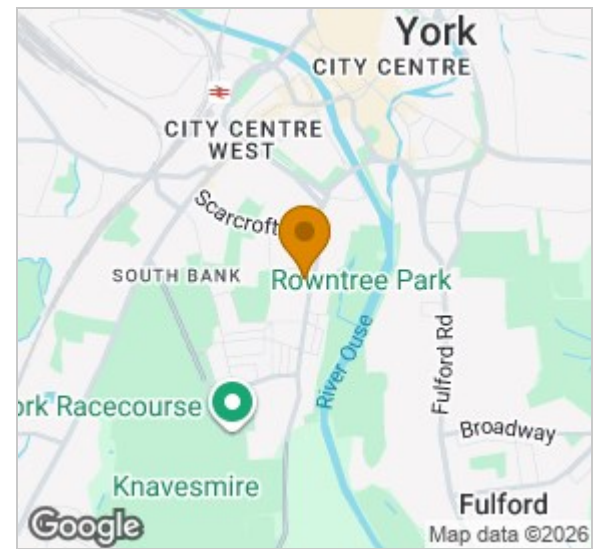
York, YO23 1DX

£1,400 Per Month

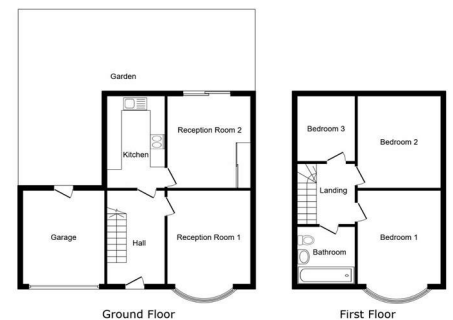




## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
	<b>87</b>		
	<b>69</b>		
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	



This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings and orientations are approximate. No claims are made for any purposes and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Prepared by www.Planit.co.uk

- AVAILABLE NOW
- QUIET CUL-DE-SAC
- GARDEN TO FRONT & REAR
- COUNCIL TAX BAND: C & EPC RATING: C
- THREE BEDROOM HOUSE
- GARAGE AND DRIVEWAY
- LOCATED CLOSE TO BISHOPTHORPE ROAD
- UNFURNISHED
- DEPOSIT ALTERNATIVE OFFERED
- EARLY VIEWINGS RECOMMENDED



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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