

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Haywra Street

Harrogate, HG1 5BJ

£1,000 Per Calendar Month





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		68	(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		
England & Wales		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



TOTAL APPROX. FLOOR AREA 526 SQ.FT. (48.5 SQ.M.)  
Dimensions are approximate and may vary from the actual dimensions of the property. The purchaser is advised to satisfy themselves as to the working order and condition of all services, systems and any other items referred to in these particulars and to be responsible to obtain the appropriate professional advice. The purchaser is advised to satisfy themselves as to the working order and condition of all services, systems and any other items referred to in these particulars and to be responsible to obtain the appropriate professional advice. The purchaser is advised to satisfy themselves as to the working order and condition of all services, systems and any other items referred to in these particulars and to be responsible to obtain the appropriate professional advice.

- Deposit alternative available
- Well presented first floor apartment
- Sought after town centre location
- Two bedrooms
- Open plan kitchen/living area
- Gas central heating
- Double glazed throughout
- EPC rating D
- Council Tax Band B



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.