

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Craven Street

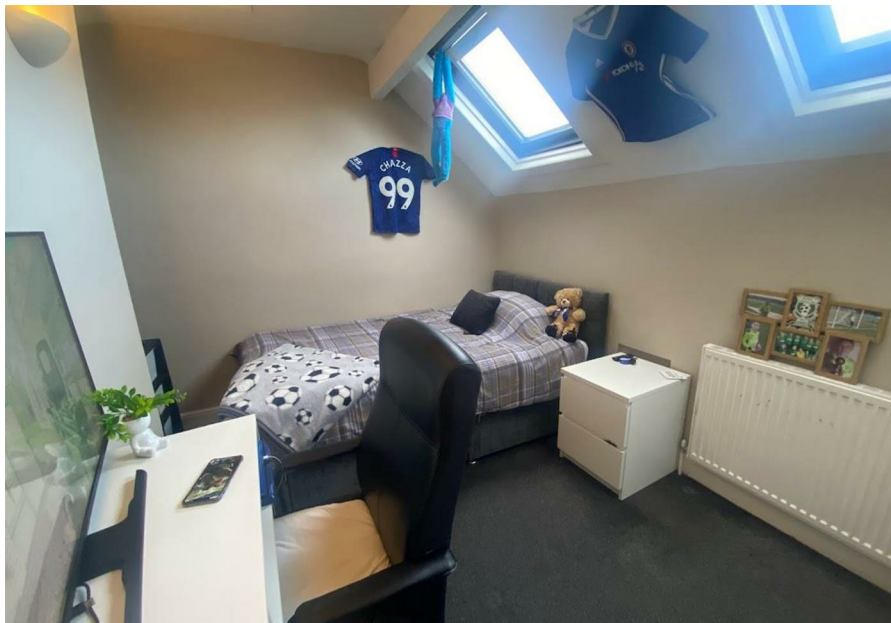
Harrogate, HG1 5JE

£1,500 Per Calendar Month



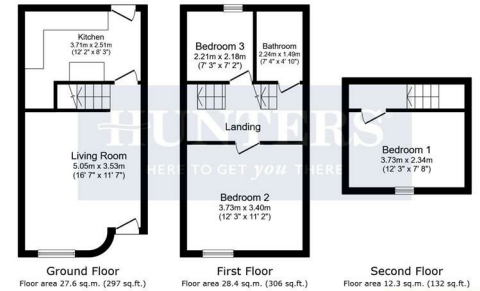


## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D	58	(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G	8	(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

6, Craven Street, Harrogate, North Yorkshire, HG1 5JE, GB



Total floor area: 68.3 sq.m. (735 sq.ft.)

The floor plan is an approximate representation of the actual layout of the property. All measurements, floor areas (including any total floor area), ceiling and wall heights 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 be used to assist in the sale of the property. (Approved by www.floorplans.co.uk)



- Three bedroom terraced house
- Available July 2026
- Unfurnished with white goods included
- Street parking
- EPC rating D
- Council tax band B

- Private courtyard to rear
- Loft room conversion



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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