

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Copgrove Road

Harrogate, HG3 3SJ

£1,200 Per Calendar Month



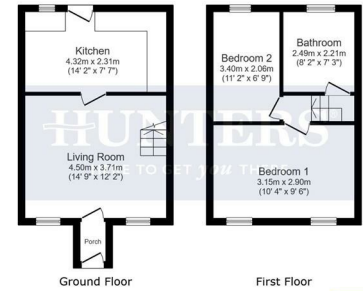


## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	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	59	(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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

5, Copgrove Road, Harrogate, North Yorkshire, HG3 3SJ, GB



Total floor area: 57.0 sq.m. (613 sq.ft.)

This floor plan is an approximate representation of the actual floor plan. All dimensions 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 party must only rely upon the best available information. Checked by: [unreadable]



- Deposit alternative available
- Quiet village location
- Off street parking to the rear
- Council tax band B
- Two bedroom cottage
- Available immediately
- Low maintenance outside space
- Unfurnished with white goods included
- Newly redecorated and brand new carpets throughout
- EPC rating D



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.

