

HUNTERS[®]

HERE TO GET *you* THERE



St. Marys Avenue

Harrogate, HG2 0LP

£900 Per Month



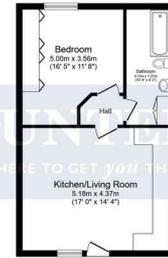


Area Map



| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|--|-----------|--|-----------|
| Current | Potential | Current | Potential |
| <p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p> | | <p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p> | |
| <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | | <p>England & Wales</p> <p>EU Directive 2002/91/EC</p> | |

Flat 5, 2 St. Marys Avenue, Harrogate, HG2 0LP



Floor Plan
Floor area 44.5 sq.m. (479 sq.ft.)

Total floor area: 44.5 sq.m. (479 sq.ft.)

The floor plan of residential properties is a plan drawn to scale. All measurements, floor areas (including any total floor area), contents and materials are approximate. All details are approximate. 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 open to best practice. (https://www.hunterstax.com)



- Deposit alternative available
- Double glazed windows
- Entered through private entrance
- One bedroom lower ground flat
- Unfurnished
- EPC Rating D
- Convenient location close by to Harrogate town centre
- Spacious throughout with ample storage
- Council Tax Band A



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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