

HUNTERS[®]

HERE TO GET *you* THERE



Ryedale House

York, YO1 9NX

£2,000 Per Month

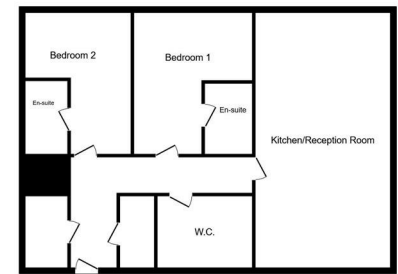




Area Map



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

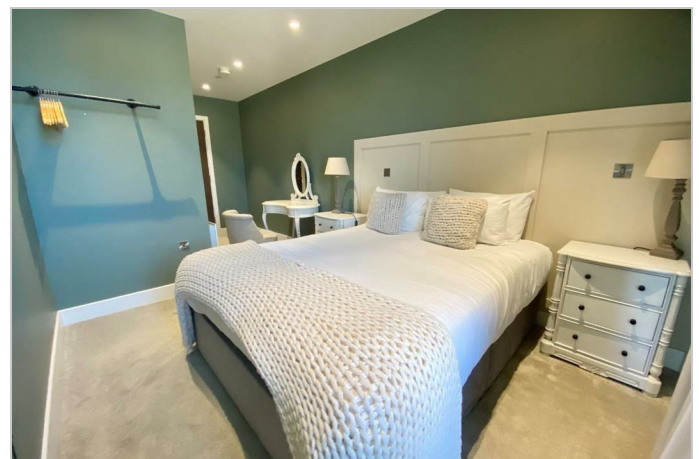


Floor Plan
Floor area 109.1 sq.m. (1,174 sq.ft.)

Total floor area: 109.1 sq.m. (1,174 sq.ft.)
The floor plan for descriptive purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), coverage and proportions are approximate. No details are guaranteed. This cannot be relied upon for any purpose and does not form any part of any agreement. The liability is upon the agent, unless it is proven otherwise. A copy must only be used to assist in the sale of the property. (Approved by www.hunters.co.uk)

- CITY CENTRE LOCATION
- SPACIOUS AND MODERN
- CALL HUNTERS TO ARRANGE A VIEWING
- COUNCIL TAX BAND: E
- AVAILABLE JUNE
- EN-SUITE BATHROOMS
- DEPOSIT ALTERNATIVE AVAILABLE

- TWO DOUBLE BEDROOMS
- FINISHED TO A HIGH STANDARD
- EPC RATING: C



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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