

HUNTERS[®]

HERE TO GET *you* THERE



Clarence Street

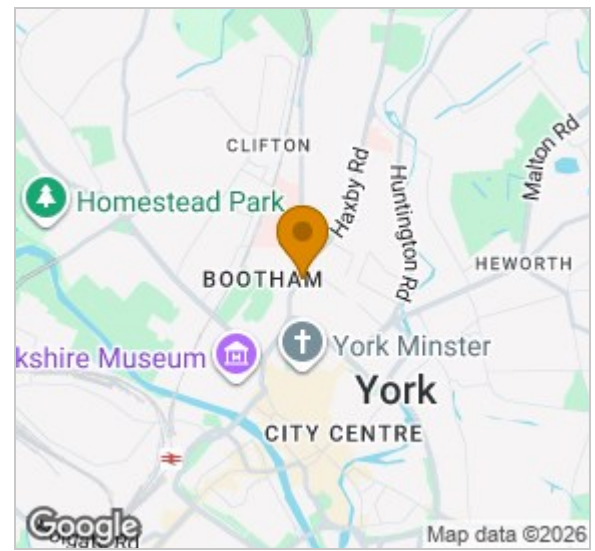
York, YO31 7EW

£1,100 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	
	61		69
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



This floor plan is for illustration purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), fittings and orientations are approximate. No guarantees are given. They should be used only for general guidance and do not form any part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own inspection(s). Prepared by www.PropertyHub.co

- TWO BEDROOM DUPLEX APARTMENT
- MODERN KITCHEN WITH WHITE GOODS INCLUDED
- SHARED REAR YARD
- COUNCIL TAX BAND B & EPC RATING D
- PRIME LOCATION CLOSE TO YORK CITY CENTRE
- GROUND FLOOR UTILITY AREA WITH WASHING MACHINE
- AVAILABLE NOW!
- SPACIOUS OPEN PLAN LIVING AND KITCHEN AREA
- FAMILY BATHROOM WITH OVERHEAD SHOWER
- OFFERED UNFURNISHED WITH FLEXIBILITY ON FURNITURE REMOVAL



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.