

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



3 Strand House, Dixon Lane

YO1 9QY

£1,100 Per 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) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC	England & Wales		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 claims are made, they should be checked against the actual property and do not form any part of any agreement. No liability is taken for any errors, omission or measurement. A party must rely upon its own inspection(s). Provided by www.PropertyHub.co

- ONE DOUBLE BEDROOM APARTMENT
- HIGHLY DESIREABLE CITY CENTRE "PICADILLY PLAZA" DEVELOPMENT
- AVAILABLE WITH A DEPOSIT ALTERNATIVE
- EARLY VIEWINGS RECOMMENDED!
- GROUND FLOOR
- KITCHEN WITH WHITE GOODS
- CLOSE TO SHOPS, RESTAURANTS AND TRANSPORT LINKS
- ALLOCATED SECURE PARKING SPACE
- UNFURNISHED
- COUNCIL TAX BAND C & EPC RATING TBC



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.