

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



## Hudson Quarter

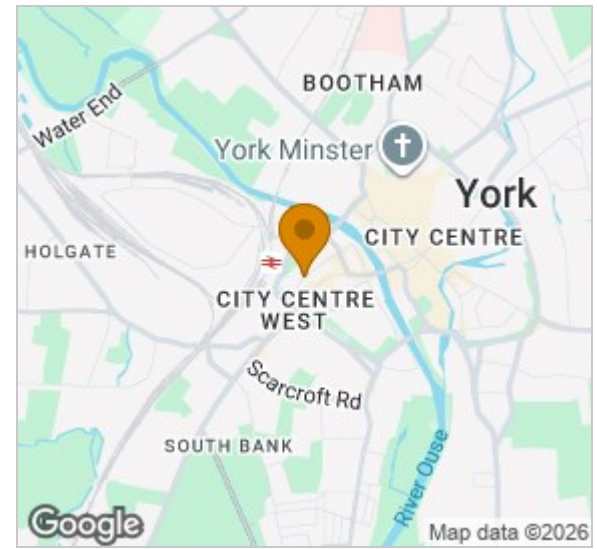
Toft Green, York, YO1 6AB

£1,600 Per Month

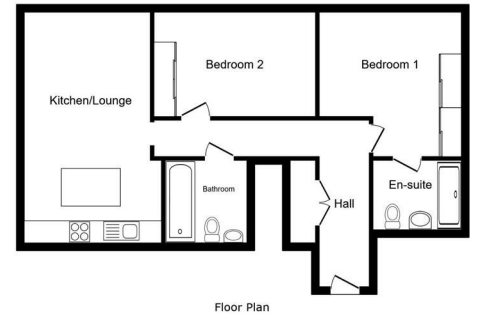




## Area Map

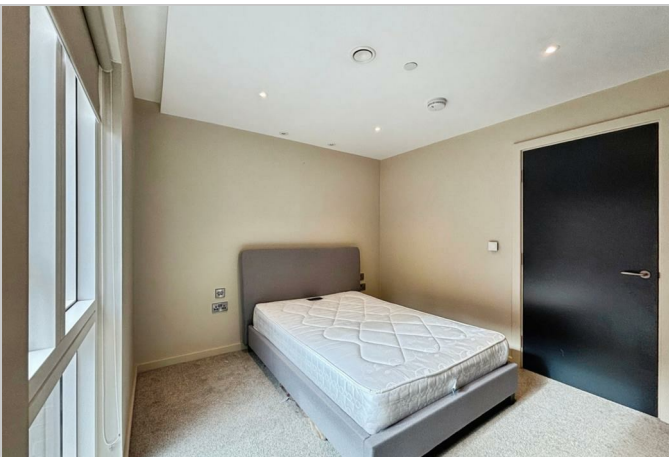


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not energy efficient - higher running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> Not environmentally friendly - higher CO <sub>2</sub> emissions	
85	85		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> 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 as a guide only and do not form part of any agreement. No liability is taken for any errors, omissions or misstatements. A party must rely upon its own measurements. Prepared by www.PropertyHub.co

- AVAILABLE APRIL
- OPEN PLAN LIVING / KITCHEN
- DEPOSIT ALTERNATIVE AVAILABLE
- EPC RATING: B
- TWO DOUBLE BEDROOMS
- EN-SUITE BATHROOM
- SECURE BIKE STORAGE
- CITY CENTRE LOCATION
- MODERN AND LUXURIOUS
- COUNCIL TAX BAND: 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.