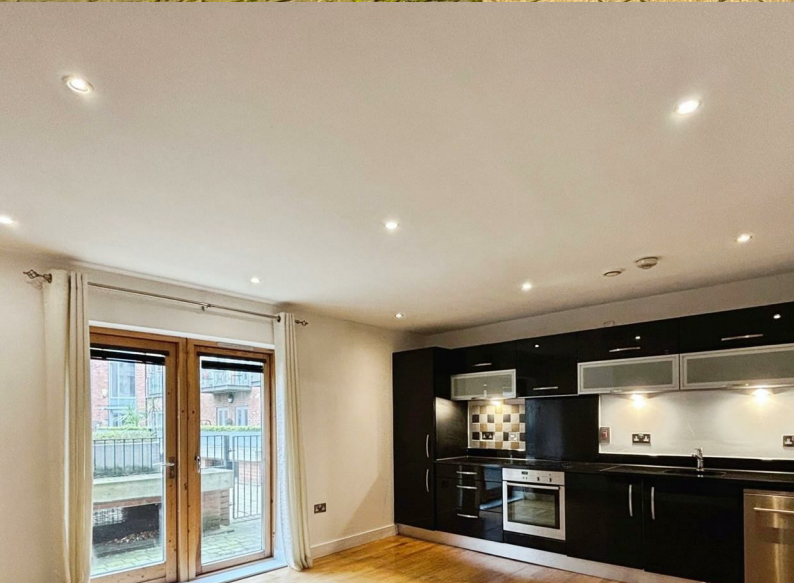


# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Pond Garth

York, YO1 7ND

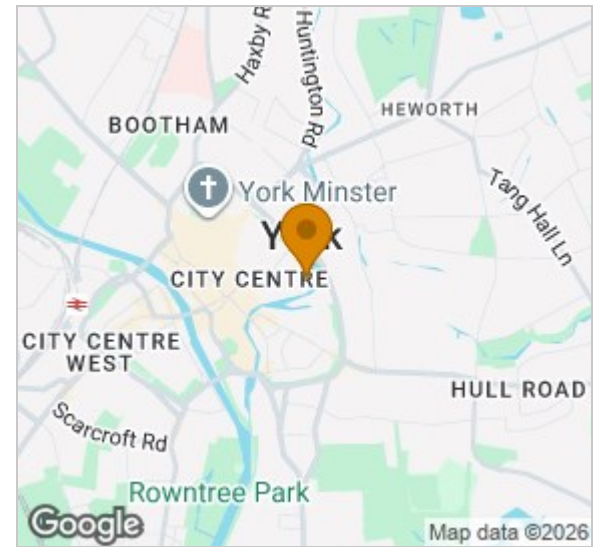
£1,050 Per Month







## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
<b>Very energy efficient - lower running costs</b> (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> <b>Not energy efficient - higher running costs</b>		<b>Very environmentally friendly - lower CO<sub>2</sub> emissions</b> (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> <b>Not environmentally friendly - higher CO<sub>2</sub> emissions</b>	
<b>England &amp; Wales</b> EU Directive 2002/91/EC		<b>England &amp; Wales</b> EU Directive 2002/91/EC	



- ONE BED FURNISHED APARTMENT
- SECURE OFF ROAD DEVELOPMENT
- AMENITIES RIGHT ON THE DOORSTEP
- AVAILABLE MARCH
- PRIVATE COURTYARD AREA
- OPEN PLAN KITCHEN LOUNGE WITH WHITE GOODS INCLUDED
- EPC D, COUNCIL TAX BAND C
- VERY EASY ACCESS TO CITY CENTRE
- STYLISH AND MODERN THROUGHOUT
- DEPOSIT ALTERNATIVE AVAILABLE



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.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE  
 Tel: 01904 756100 Email: [yorklettings@hunters.com](mailto:yorklettings@hunters.com) <https://www.hunters.com>

