

HUNTERS®

HERE TO GET *you* THERE



Moorland Road

York, YO10 4HF

£2,750 Per Month



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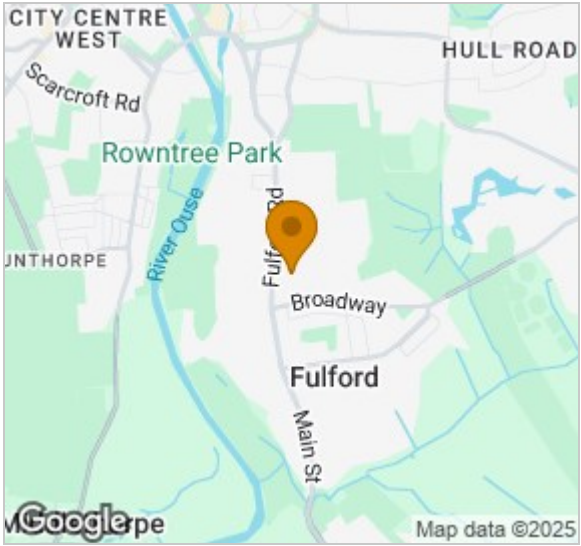
2



C



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	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



Total floor area: 202.6 sq.m. (2,183 sq.ft.)

The floor plan for this property is only a guide to the layout. All measurements are approximate. Room areas including any total floor area, coverage and measurements are approximate. No details are guaranteed. They cannot be relied upon for any purpose and do not form any part of any agreement. The liability is open for any error, omission or misstatement. A price paid only goes to meet expectations. Viewed by www.hunters.co.uk

• AVAILABLE NOW

• REFURBISHED THROUGHOUT

• CALL HUNTERS TO ARRANGE A VIEWING

• COUNCIL TAX BAND: D

• SPECTACULAR FOUR BEDROOM FAMILY HOME

• SPACIOUS AND MODERN

• DEPOSIT ALTERNATIVE AVAILABLE

• SOUGHT AFTER AREA

• ALL BEDROOMS ARE EN-SUITE

• 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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