

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



Vyner Street

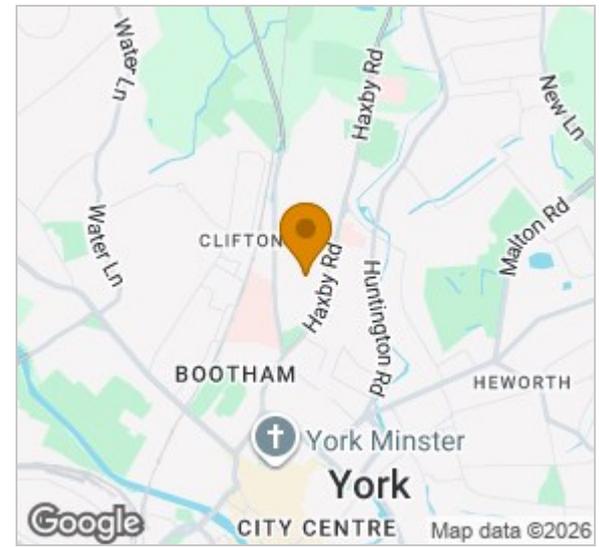
York, YO31 8HS

£1,300 Per Month





## Area Map



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D		67	(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC		England & Wales	
				EU Directive 2002/91/EC	



- AVAILABLE NOW
- GARDEN AT REAR
- CLOSE TO YORK HOSPITAL AND NESTLE
- EPC: D & COUNCIL TAX BAND: C

- EARLY VIEWINGS RECOMMENDED
- BATHROOM WITH SEPARATE SHOWER
- DEPOSIT ALTERNATIVE OFFERED
- TWO BEDROOMS
- ON STREET PARKING AVAILABLE
- KITCHEN WITH WHITE GOODS



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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