

# HUNTERS<sup>®</sup>

HERE TO GET *you* THERE



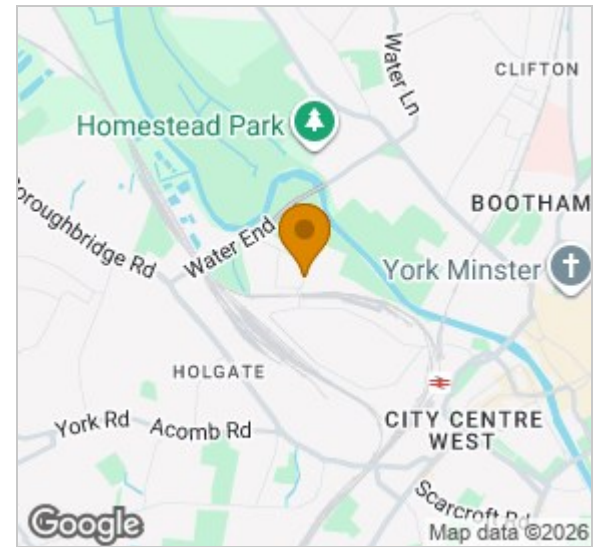
**Brunel Court**  
York, YO26 4UU  
£1,150 Per Month



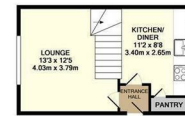




## Area Map



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



GROUND FLOOR



FIRST FLOOR

Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements are approximate and should not be relied upon for the purpose of a contract. The plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the measurements and to ensure that the property is as described in the particulars. The property is shown and measured as it is and is not to be taken as a guarantee. See to your own satisfaction or otherwise. Map data ©2023

- TWO BEDROOM HOUSE
- LOW MAINTENANCE GARDEN
- UNFURNISHED
- EPC TBC, COUNCIL TAX BAND C
- CLOSE TO LEEMAN ROAD
- AVAILABLE NOW!
- CALL HUNTERS NOW
- LARGE KITCHEN
- DRIVEWAY
- 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>

