



184 Huntington Road

, York, YO31 9BW

£1,200 PCM

Huntington Road | Good size lounge | Modern dining kitchen | Two bedrooms *** Smart bathroom | Front lawned garden | Parking space at the rear | Rear courtyard garden | A-rated combi-boiler | EPC C | Council tax band B | Great access to Monks Cross, Vanguard, York Hospital and York city centre

- Huntington Road
- Short walk to town
- Two bedrooms
- Modern bathroom
- Front & rear garden
- Allocated parking space plus further parking available nearby
- Available mid March
- EPC Rating C
- Council Tax Band B

Viewing

Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



For Sale

Energy Efficiency Rating

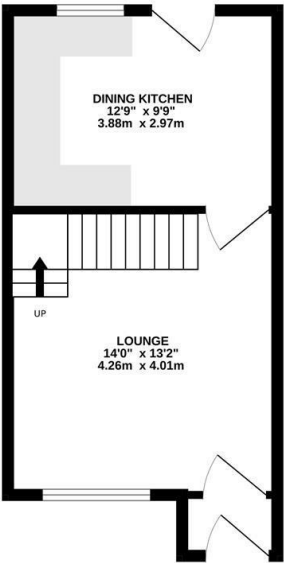
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC

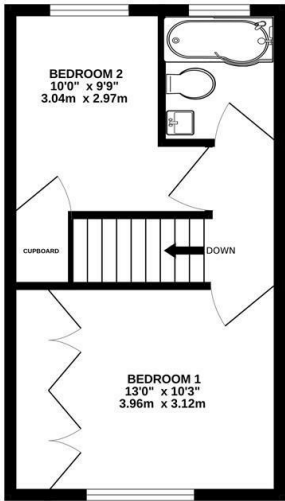
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		

England & Wales EU Directive 2002/91/EC

GROUND FLOOR
327 sq.ft. (30.4 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA - 640 sq.ft. (59.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metrepro C2023



6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: homes@quantumestateagency.com www.quantumestateagency.com

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.