

N A I S H

ESTATE AGENTS



YORK
EST. 1939



Church Farm Cottage Church Lane

Huntington, York, YO32 9RE

Beautifully situated Detached Cottage, 2 double bedrooms, 2 Bathrooms, Fitted Kitchen/Diner with white goods. Large Garage with storage shed, Cottage Gardens, Available End of October. Pets are considered

£1,500

Church Farm Cottage Church Lane

Huntington, York, YO32 9RE



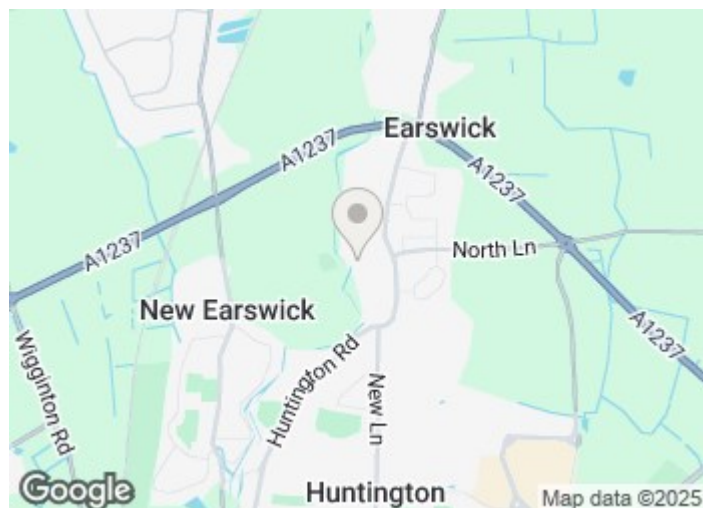
- Beautifully situated Detached Cottage
- Kitchen with Appliances and Dining area
- Cottage Gardens surrounding
- Pets may be considered
- 2 double bedrooms - Master bedroom with En-suite
- Feature Inglenook Fireplace
- Views over fields
- Lounge and large conservatory
- Large Garage with storage shed
- Available October/November

Property Description

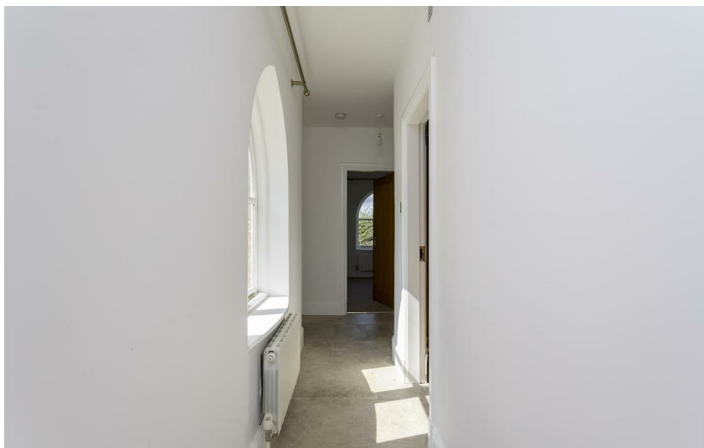
Costs and Utilities

Environs

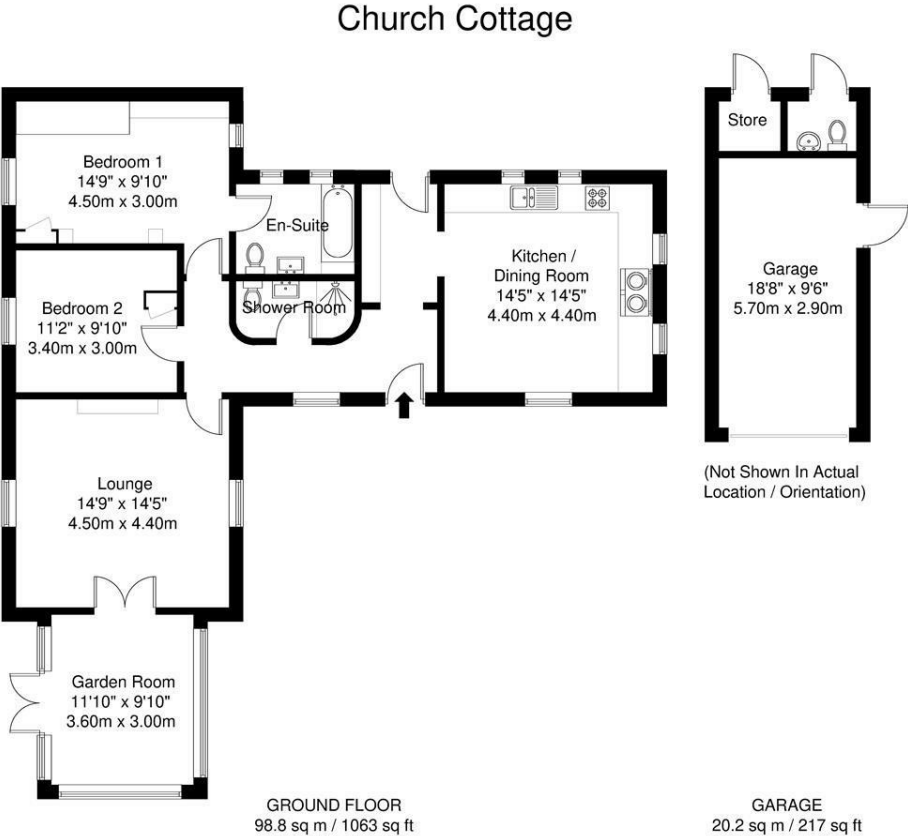
Holding Deposit



Directions



Floor Plan



APPROXIMATE GROSS INTERNAL AREA = 98.8 sq m / 1063 sq ft
GARAGE = 20.2 sq m / 217 sq ft
TOTAL = 119 sq m / 1280 sq ft

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	74
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		