







10 Horner Avenue Huby  
York, YO61 1YD  
£800 Per Month

 2  1  1 

A fabulous semi-detached property located within a cul-de-sac in the popular village of Huby.

An entrance lobby opens into a spacious living room with wood burning stove, storage cupboard and staircase rising to the first floor. The tastefully appointed kitchen provides a range of storage cupboards, freestanding appliance space and a double glazed door out into the rear garden.

The first floor landing leads off into 2 double bedrooms and a stylish bathroom.

The garden has a paved area along with a large lawn, this property also benefits from outside storage. The property would be suitable for a young couple, small family or 2 professionals sharers.

Available middle of June  
Pet friendly property  
No smokers

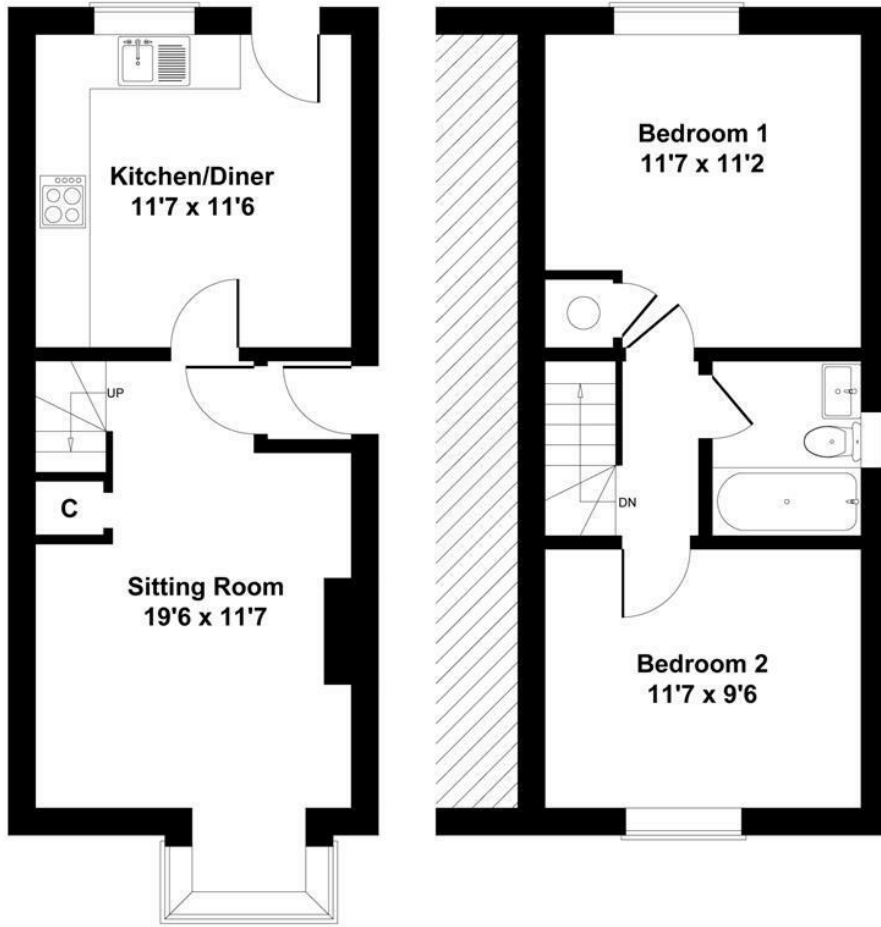




## FLOOR PLAN

### 10 Horner Avenue, Huby, YO61 1YD

Approximate Gross Internal Area  
671 sq ft



**GROUND FLOOR**

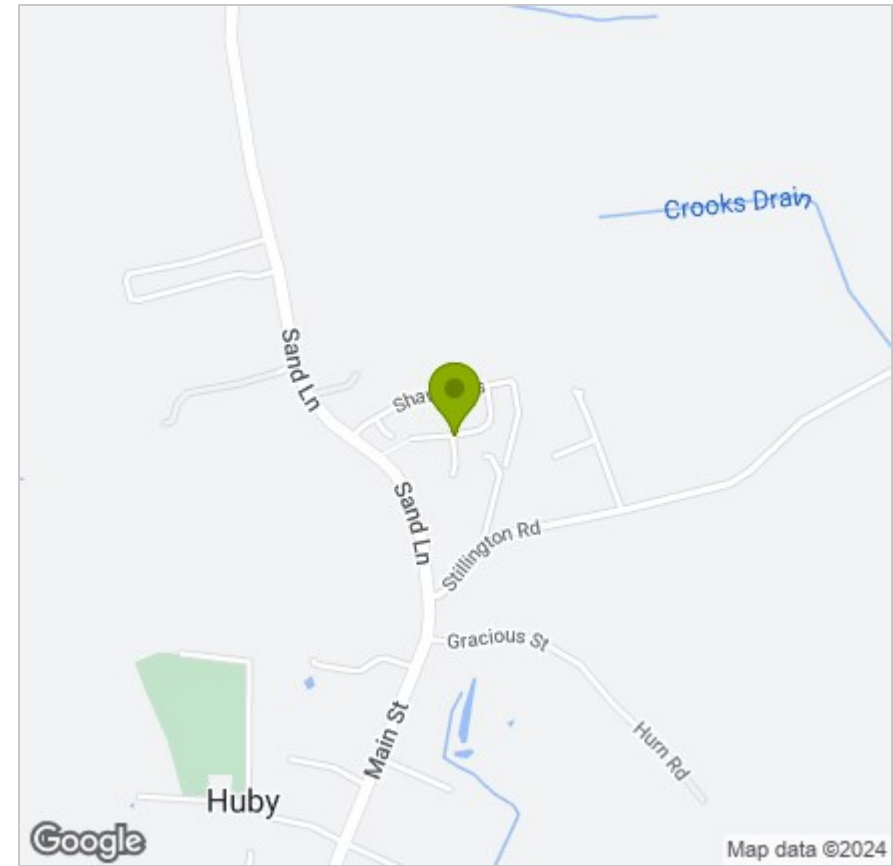
**FIRST FLOOR**

**SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY**

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.


Produced by Potterplans Ltd. 2022

## LOCATION



## EPC

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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