



9a North Moor Road Huntington  
York, YO32 9QS  
**£975 Per Month**

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**\*AVAILABLE NOW\***

Welcome to this charming Flat located on Northmoor Road in the sought-after area of Huntington, York. This delightful upstairs flat boasts 2 double bedrooms.

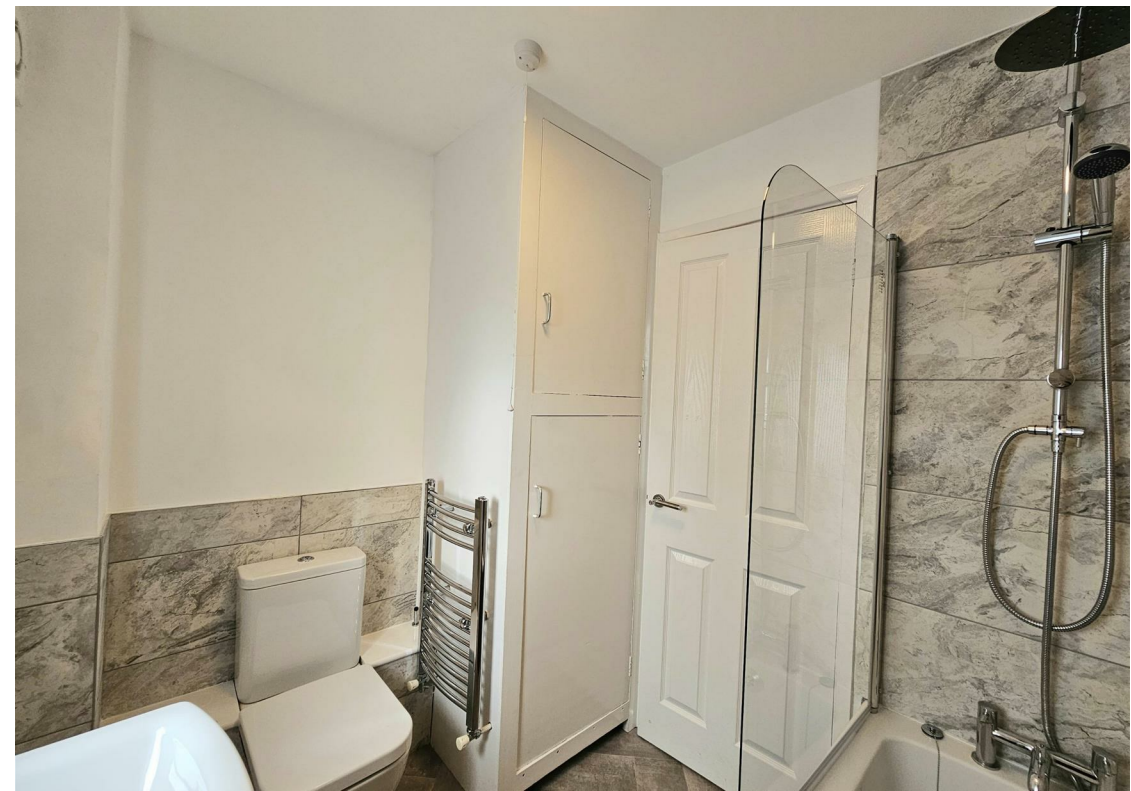
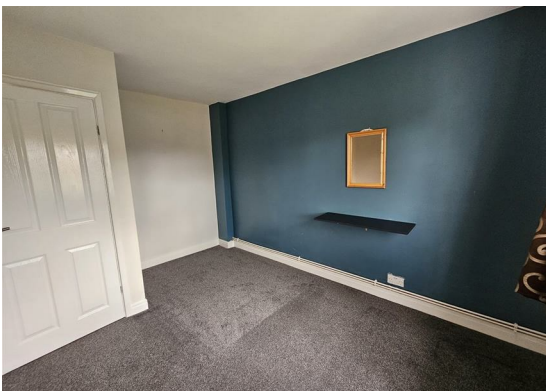
As you walk in to the property you are greeted by a newly refurbished kitchen and bathroom suite, this leads though to a sitting/dining room which benefits from a large skylight. As you proceed from the sitting/dining room you are greeted with a spacious living room with a large bay window.

One of the standout features of this property is the abundance of natural light that flows throughout the property, creating a warm and inviting atmosphere.

Situated in a desirable location, enjoy the convenience of nearby amenities, schools, and parks. This property will be perfect for a small family, couple or professional shares.

This property benefits from 1 off street parking space plus on street parking and a shared garden.

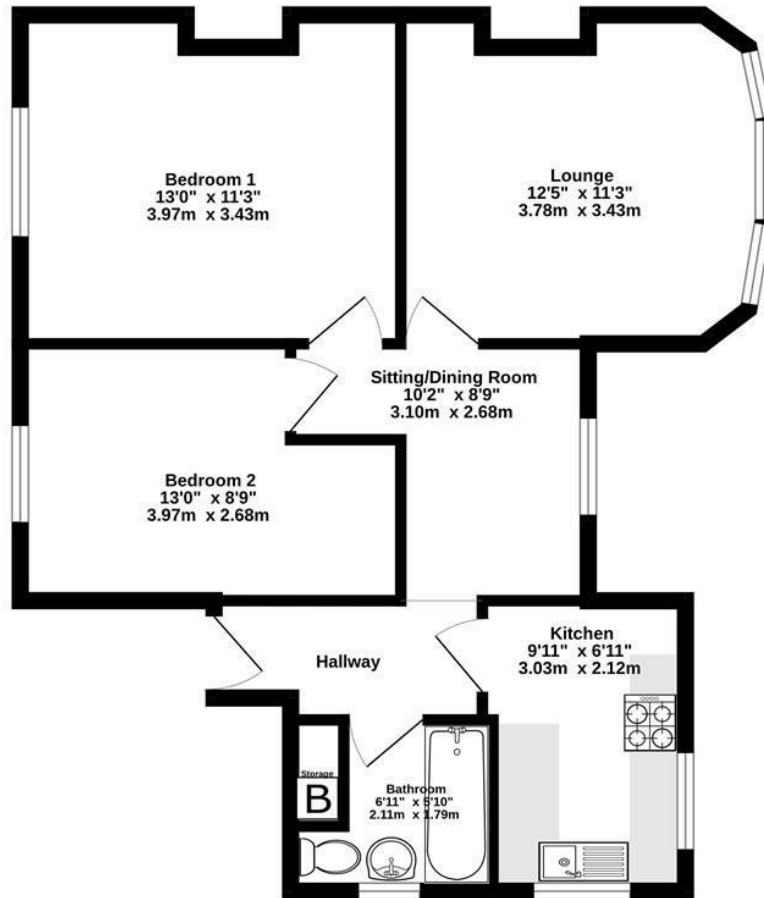
EPC - C  
Council tax A





## FLOOR PLAN

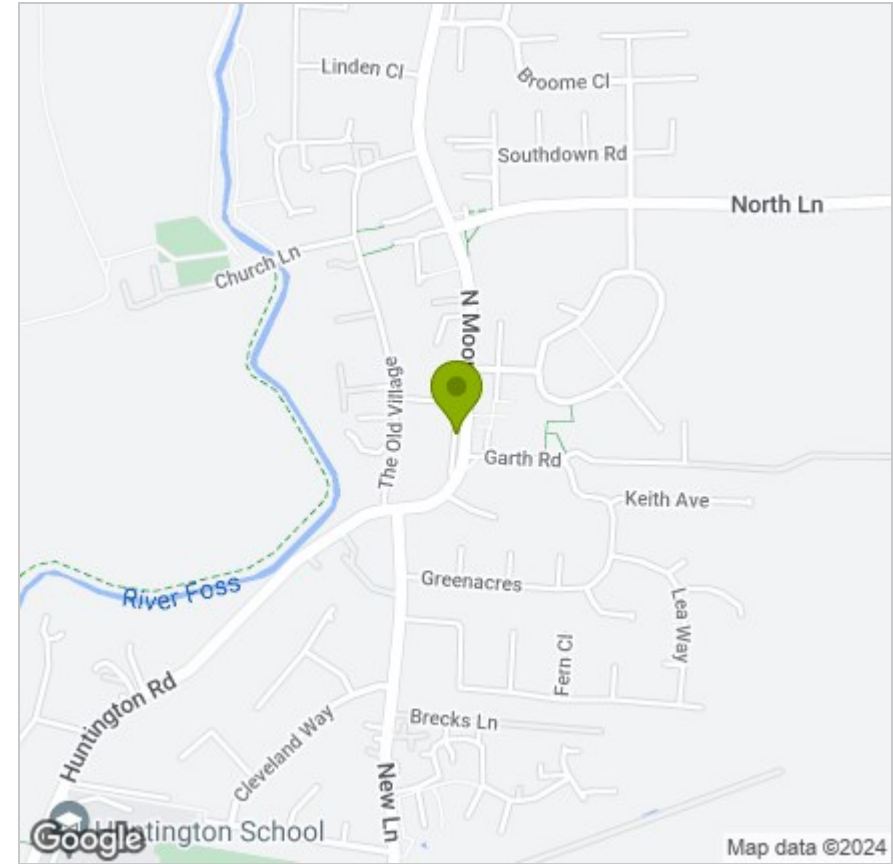
Ground Floor  
588 sq.ft. (54.6 sq.m.) approx.



TOTAL FLOOR AREA : 588 sq.ft. (54.6 sq.m.) approx.


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.  
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## LOCATION



## EPC

### Energy Efficiency Rating

|   | Current   | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs |   |           |
| (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>                             |   |           |
| Not energy efficient - higher running costs |   |           |
| <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.