

# Heathside Huntington York YO32 9AA

**Rent:** £1,300 PCM  
**Deposit:** £1,500  
**Furnishing:** Unfurnished  
**Council Tax Band:** C

Available immediately for a 12 month tenancy.



- Three bedrooms
- Living Room
- Two bathrooms
- Garden
- Council tax band C
- Kitchen/ Diner with integral appliances
- Cloakroom
- Garage
- Parking
- Available immediately



A recently renovated three bedroom house located off Huntington Road close to Monks Cross and with good transport links to the A64, A59 and city centre.

The property is offered unfurnished and comprises of spacious living room, kitchen/ diner with french doors leading out to the enclosed garden and cloakroom. To the first floor are two double bedrooms, the master suite has an ensuite shower room, further single bedroom and family bathroom.

Externally there is a garden and garage to the rears and parking to the front of the house.

Council tax band C (£1646.62 per annum) PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO SO IS NOT SUITABLE FOR MULTIPLE SHARERS.

No Pets, No Smokers, No Students. Available from the 17th of February 2023 for a 12 month tenancy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(81-91) B	83	
(69-80) C		
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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