

N A I S H  
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Y O R K  
E S T . 1 9 3 9

Sorry, We are fully booked  
for viewings for this  
property.

HONESTY  
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REALISM

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JUST 3 REASONS TO MOVE WITH US



## Cherry Lodge York Road

Haxby, York, YO32 3HL

Beautifully presented Modern Four Bedroom Detached House in the village of Haxby. Modern Kitchen/Diner, Lounge/Diner, three bathrooms, Garage with utility area and Garden with Summer house. NO utility bills are included in the rent. Available now

**£1,700 Per Month**

# Cherry Lodge York Road

Haxby, York, YO32 3HL



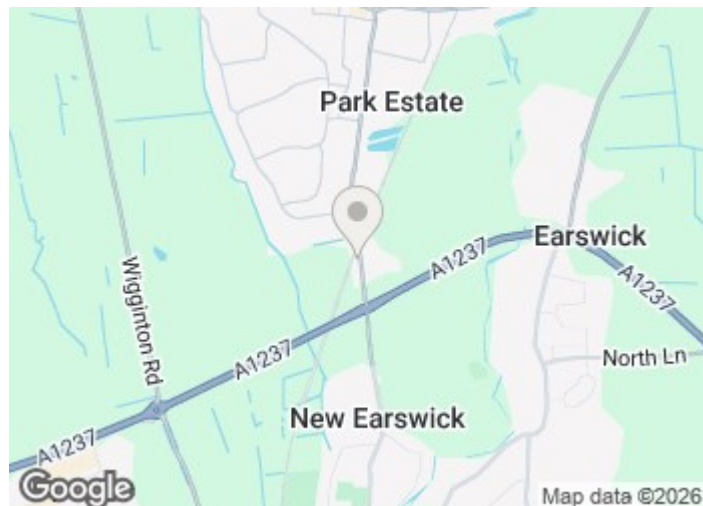
- Detached 4 Bedroomed House
- Master Bedroom with Dressing Room and En-suite
- Integral Garage and Parking for additional car
- Available now
- Large Modern Kitchen diner with appliances
- Family Bathroom and downstairs Shower Room
- Summer House
- Lounge with Dining Area
- Downstairs WC
- Gas Central Heating and Double Glazed

## Property Description

## Costs and Utilities

## Environs

## Holding deposit information

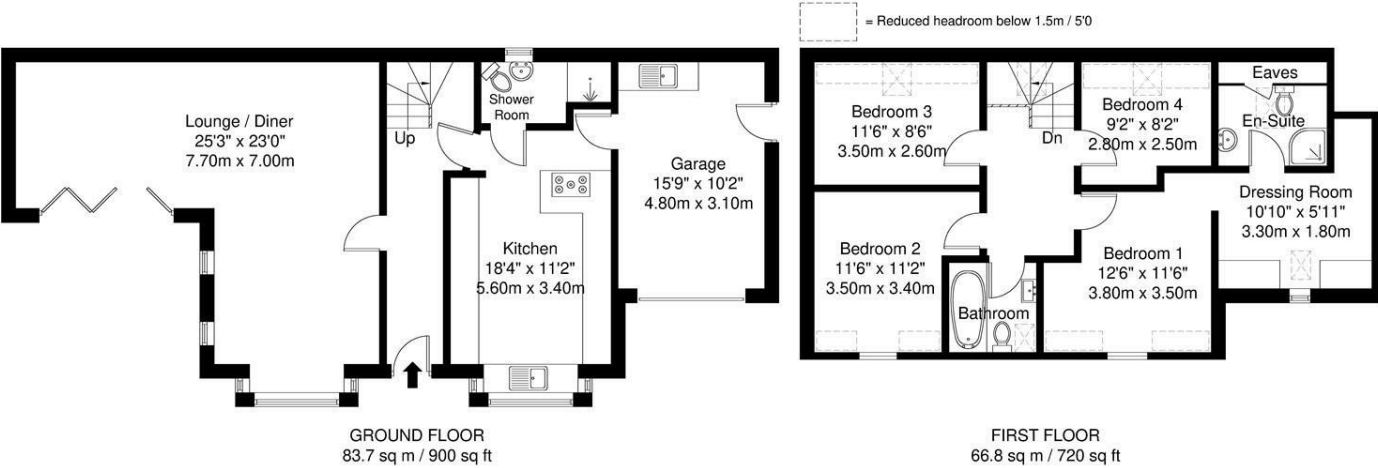


## Directions



Floor Plan

Cherry Lodge



APPROXIMATE GROSS INTERNAL AREA = 150.5 sq m / 1620 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 firm's 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                                   | 79      | 83        |
| (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                     |         |           |