

N A I S H

ESTATE AGENTS



YORK
EST. 1939



44 Alexander Avenue Huntington, York, YO31 9HX

Great location. redecorated three bedroomed, semi detached house. Lounge, Kitchen/Diner with white goods. Family bathroom and separate downstairs WC. Garage and Gardens. Available from Early June

£1,300 Per Month

44 Alexander Avenue

Huntington, York, YO31 9HX



- Cul-de-sac location in the popular Village of Huntington
- Lounge - with new carpet
- Single Garage and driveway for two cars
- Three Bedrooms and family bathroom
- Kitchen/Diner with built in appliances
- Front and rear gardens
- Redecorated Semi Detached Home
- Downstairs WC and storage cupboard
- Available for Early June occupation

Property Description

Costs and Utilities

Environs

Holding Deposit

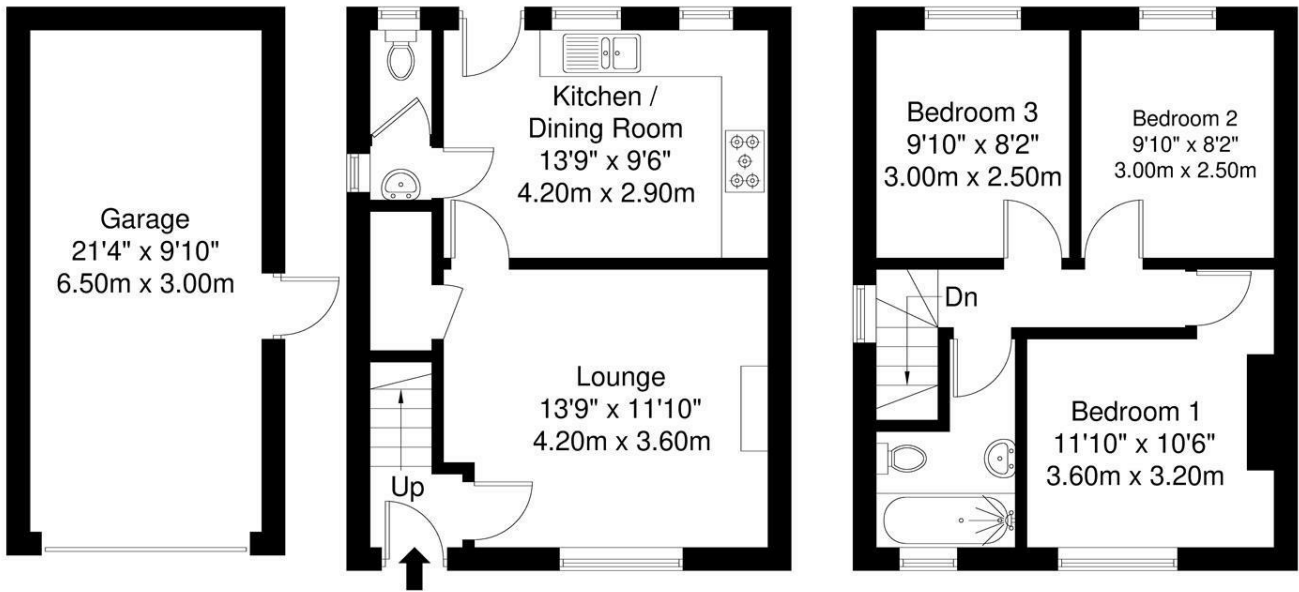


Directions



Floor Plan

44 Alexander Avenue



GARAGE
19.5 sq m / 209 sq ft

GROUND FLOOR
34.5 sq m / 371 sq ft

FIRST FLOOR
34.5 sq m / 371 sq ft

APPROXIMATE GROSS INTERNAL AREA = 69 sq m / 742 sq ft
GARAGE = 19.5 sq m / 209 sq ft
TOTAL = 88.5 sq m / 951 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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	