

# HUNTERS<sup>®</sup>

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## South View

Newton On Ouse, YO30 2BX

£1,100 Per Month



Available to rent is this charming two bedroom extended period terraced property featuring gas central heating and double glazed windows. The accommodation includes an entrance lobby, an open plan spacious living room & dining area, and a well-equipped fitted breakfast kitchen with appliances to the ground floor. To the first floor are two bedrooms and a bathroom. The property boasts gardens to the front and rear, with the rear garden adjoining open village playing fields. Available early August on an un-furnished basis. EPC Rating: D Council Tax Band: C





Property Description

The property is entered via a composite external door leading into the entrance lobby, with a staircase rising to the first floor. The living room features a cast iron stove set within a recessed chimney breast with a fire surround, along with a central heating radiator, and an understairs cupboard. This space opens into the dining area, which also includes a central heating radiator.

The breakfast kitchen is fitted with a single drainer stainless steel sink and mixer tap, a range of cream-fronted base units and drawers beneath, worktops and matching wall-mounted units. Integrated appliances include an electric oven, gas hob, and fridge/freezer. The Worcester gas central heating boiler is also located here. There is also a window and door providing views and access to the rear of the property.

Upstairs, the first-floor landing provides access to bedroom one, located at the front of the property, includes a central heating radiator, a cupboard to the alcove. Bedroom two, at the rear, also benefits from a central heating radiator.

The bathroom comprises a white suite with a panel bath with a shower above, pedestal hand basin, and a toilet.

Externally, the property offers a concrete path and a lawned garden to the front. To the rear, there is a lawned garden with flowering borders, a garage, a parking space, and vehicular right of way. Please be advised that there is a path to the rear of the home which separates the property from the garden. Beyond the rear garden there is the open village playing fields.

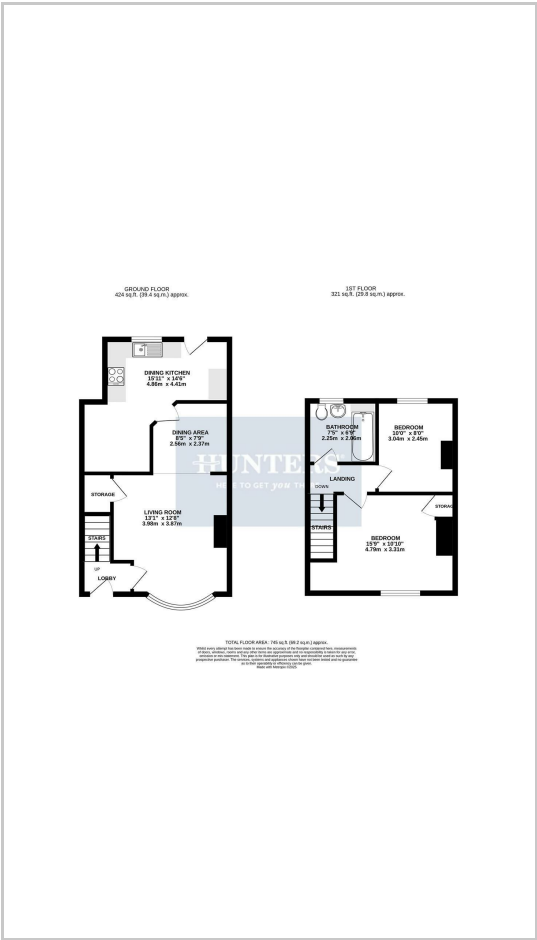
Disclaimer.

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

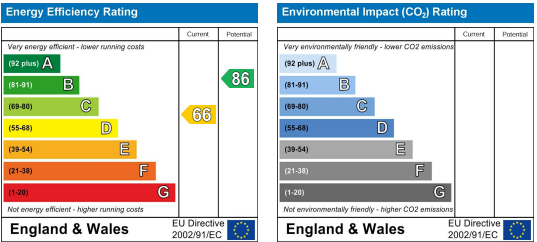
Area Map



Floor Plans



Energy Efficiency Graph



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