



## Burns Cottages, Whixley

- Village Location
- On Street Parking
- Available December 11th
- Two Bedroom Mid Terrace
- Outside Storage
- EPC - D

Tenure:

**£750 Per Calendar Month**





# Burns Cottages, Whixley

## DESCRIPTION

Set in the village of Whixley is this delightful 2 bed mid terrace cottage. Whixley is a popular location with local amenities, great commuter access to York and Harrogate and local towns nearby.

An excellent opportunity for a range of Tenants, the current owners have recently installed electric heating, new kitchen units and double glazing.

Entering the property through a porch, you are into a lounge which features an open fire while the kitchen is to the rear of the property. Upstairs are two bedrooms with the main bedroom benefiting from useful storage cupboards and there is also a house bathroom on this floor.

Outside is a courtyard area with room sit out and enjoy the peace and quiet of the countryside, the property also comes with a useful brick outbuilding suitable for bikes and on street parking.

A viewing is a must to fully appreciate this property.

EPC rating D. Unfurnished.





GROUND FLOOR  
APPROX. FLOOR  
AREA 289 SQ.FT.  
(26.8 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 269 SQ.FT.  
(25.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 558 SQ.FT. (51.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) <b>A</b>		<b>92</b>	(92 plus) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	<b>64</b>		(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	England & Wales
			EU Directive 2002/91/EC

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.

**THINKING OF SELLING?** 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

### Viewing

Please contact our Hunters Wetherby Lettings Office on 01937 588228 if you wish to arrange a viewing appointment for this property or require further information.

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Tel: 01937 588228 Email:

wetherby@hunters.com <https://www.hunters.com>



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