

HUDSON
MOODY

Oakland Avenue York YO31 1BY

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: C

Available immediately for a minimum 12 month agreement.



- Spacious Family House
- Living Room with Feature Fireplace
- Two bathrooms
- Immaculate Lawned Garden with Sunny Patio
- Council tax band C

- Large Open Plan Kitchen/Dining/Family Room
- Five Bedrooms
- Off road parking
- Workshop/Garage
- Available immediately



A beautifully presented and extended FIVE BEDROOM SEMI-DETACHED HOUSE with OPEN PLAN living, situated in the sought STOCKTON LANE area of York.

A generous entrance hall, with under stairs shower room, leads you into the living room with a Victorian style cast iron fireplace with gas fire. Behind the living room is an impressive kitchen/family/dining room with gas stove and patio doors leading to the rear garden. To the side lies the kitchen area featuring a bespoke range of units. On the first floor there is the master bedroom with a range of fitted cupboards, a smaller double and a single room or possible office together with the house bathroom whilst the staircase continues to the second floor where there is a double bedroom with rooftop views towards York Minster and a further single or hobby room.

Externally there is a driveway with gravelled forecourt providing off street parking and a garage with loft storage and utility area.

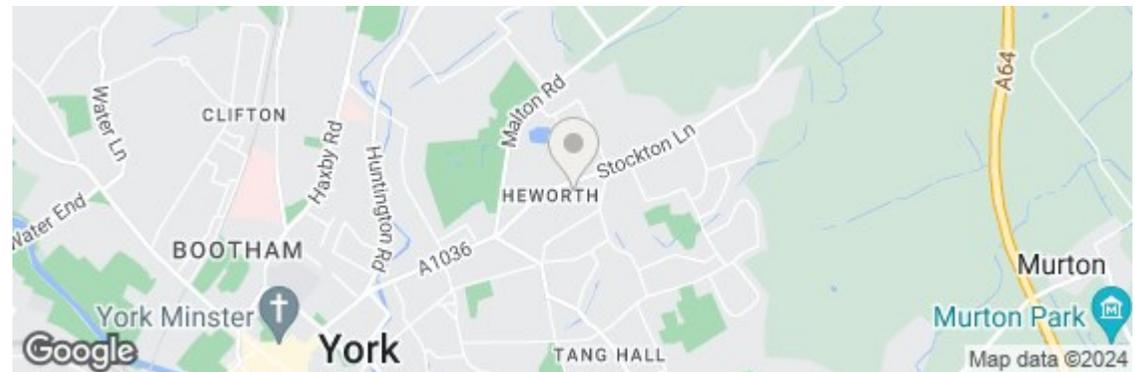
To the rear of the house is an immaculate lawned garden with decked dining area, a patio to the rear of the garden and pedestrian access into the garage/workshop.

Council tax band C

No Smokers, No Pets. Available immediately for a minimum 12 month agreement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com