

HUDSON  
MOODY

# East Parade York YO31 7YJ

**Rent:** £950 PCM  
**Deposit:** £1,096  
**Furnishing:** Unfurnished  
**Council Tax Band: B**  
Available immediately



- First Floor Apartment
- Spacious living room
- Modern bathroom suite
- Shared cycle store
- Available immediately

- Kitchen with integral appliances
- Two Double Bedrooms
- Balcony
- Council tax band B



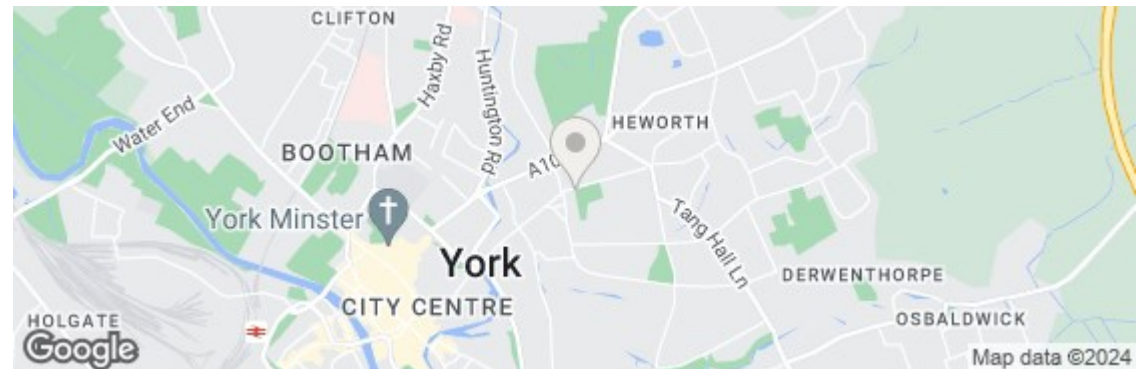
We are delighted to offer for rental this beautifully finished two bedroom apartment lying within easy access of York city centre, just off East Parade, with magnificent views over the adjacent bowling green on East Parade Park. There is a wide range of facilities available on East Parade.

The accommodation is accessed via a communal entrance hall leading to the first floor landing and briefly comprises: Reception hall leading to a sitting room, kitchen, two bedrooms and a bathroom.

No smokers, No students & no pets. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	66	71

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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