

HUDSON  
MOODY

# Market Street York YO1 8ST

**Rent:** £1,200 PCM  
**Deposit:** £1,384  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Delightfully Renovated Second Floor Apartment
- Reception Hall with Storage Cupboard
- Bathroom with Bath and Separate Shower Cubicle
- Master Bedroom with Victorian Fireplace
- Council tax band C
- City Centre Location
- Impressive Kitchen Featuring an Original Range
- Spacious Living Room with Original Fireplace
- Second Double Bedroom
- Available immediately



A recently renovated charming and quirky TWO BEDROOM PERIOD APARTMENT situated in the heart of the City of York.

The apartment is entered via a doorway to the side of H Samuel's shop into a communal hallway with stairs to the apartment on the second floor. A spacious private central reception area welcomes you into this surprisingly spacious and charming apartment that has been recently renovated to the highest standard, retaining many quirky period features, yet caters ideally for modern living.

To the rear of the apartment is the bathroom, with modern white suite and separate shower cubicle, and kitchen featuring original Victorian style range cooker. To the front of the apartment is the spacious living room with an original fireplace and the two generous double bedrooms, one with a similar period fireplace.

Council tax band C.

No smokers, no pets. Available immediately for a minimum 12 month contract.

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>		77	83
	EU Directive 2002/91/EC		

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		



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