

HUDSON
MOODY

Hudson Quarter Toft Green York YO1 6AB

Rent: £1,800 PCM
Deposit: £2,076
Furnishing: Furnished
Council Tax Band: D
Available 20th July



- First Floor Apartment
- Open Plan Living/Kitchen/Dining Area
- Two bathrooms
- FURNISHED
- Council tax band D

- Two double bedrooms
- Integral Neff Appliances
- Excellent Central Location With Beautiful Landscaped Communal Gardens
- Parking space with EV charging
- Available 20th July



*** VIEWINGS HIGHLY RECOMMENDED *** An exceptional two bedroom furnished apartment in the prestigious Hudson Quarter Development.

Completed to the highest specification and enjoying views towards the city walls is this attractive first floor apartment. The entrance hallway with store cupboard, provides access to the stylish open plan living/dining area with contemporary kitchen. Integral Neff appliances are included and the area is further enhanced by the sile stone worktops and matching splash backs. A bespoke sile stone topped island with breakfast bar offers a space for socialising and dining whilst an additional walk-in cupboard offers extra storage.

The master bedroom boasts a Juliette balcony, giving the bedroom a feeling of light and space and has the benefit of an en-suite shower room. The bedrooms are carpeted and feature integral, internally illuminated wardrobes with drawers. The separate bathroom is fully tiled with shower over bath and built in, mirrored, vanity unit and thermostatically controlled heated towel rail.

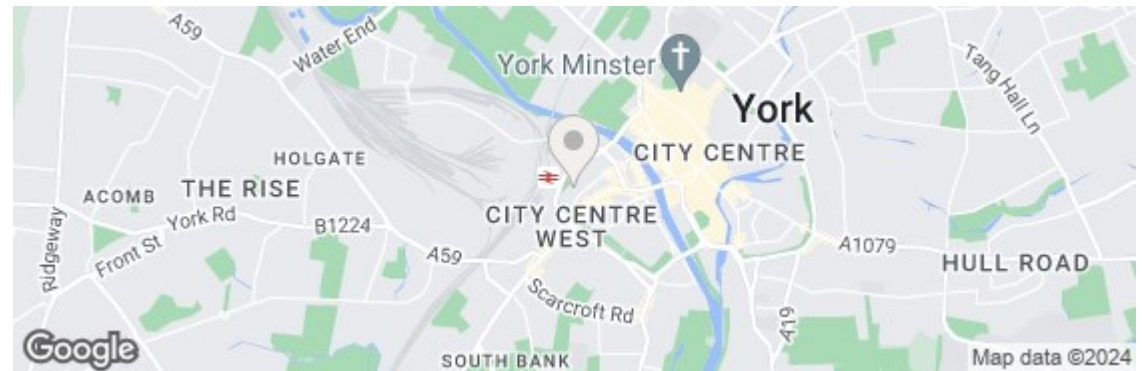
The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. There is also a secure bicycle store and 7 day a week concierge.

Council tax band D

No Pets, No Smokers. Available 20th July

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		86	86
(81-91) B			
(69-80) C			
(55-68) D			
(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	



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