

HUDSON  
MOODY

# Park Crescent York YO31 7NU

**Rent:** £1,600 PCM  
**Deposit:** £1,846  
**Furnishing:** Unfurnished  
**Council Tax Band:** C

Available 26th July.



- End terraced house
- Two bathrooms
- Three double bedrooms
- Pets considered
- Council tax band

- Modern kitchen/ diner
- Converted basement with separate WC
- Rear Courtyard
- On street parking with permit
- Available 26th July



A charming 3/4 bedroom end terrace house with rear courtyard. Conveniently situated for easy access to the town centre, the property is located just outside the city walls.

Accessed through the entrance hallway the ground floor is made up of living room adorned with bay window and an extended modern kitchen/ diner.

To the first floor you will find a sizable master bedroom with large mirror fronted wardrobe, two further bedrooms and family bathroom with shower over bath. On the second floor is a double bedroom and shower room.

The basement has been converted to provide an extra room which can be used as a further double bedroom or office space with WC off.

Council tax band C

No Smokers. Pets considered (please enquire) Available 26th July.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	
(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 <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			
England & Wales		EU Directive 2002/91/EC	



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