

HUDSON  
MOODY

# Oak Tree Lane Haxby York YO32 3YL

**Rent:** £1,000 PCM  
**Deposit:** £1,153  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Detached Bungalow
- Newly renovated
- Fitted Kitchen
- Gardens front & rear
- Council tax band C

- Two double bedrooms
- Large living room
- Conservatory
- Garage & off road parking
- Available immediately



A newly renovated detached bungalow situated in the popular and sought after village of Haxby. The property offers accommodation briefly comprising of spacious living room, kitchen, bathroom, two double bedrooms and conservatory. The property also benefits from a garage and an established garden to the rear.

Council tax band C

No pets or smokers. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		62	
(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			82
(81-91) B			
(69-80) C			
(55-68) D		61	
(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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