

HUDSON  
MOODY

# Bootham Crescent York YO30 7AH

**Rent:** £725 PCM  
**Deposit:**  
**Furnishing:** Furnished  
**Council Tax Band:** E  
Available 15th July



- HOUSE SHARE
- ENSUITE BATHROOM
- COMMUNAL KITCHEN
- BILLS INCLUSIVE

- DOUBLE BEDROOM
- FURNISHED
- REAR COURTYARD
- AVAILABLE 15TH JULY

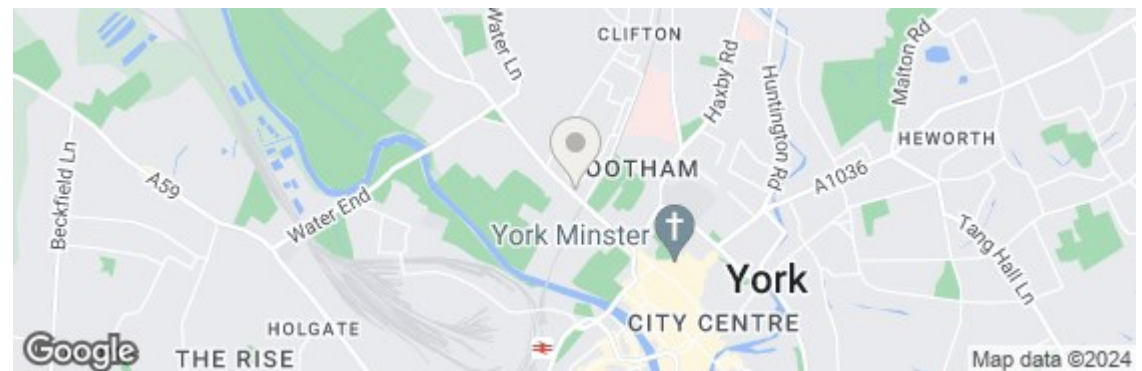


Ideal opportunity to rent a furnished double bedroom in a large house share. The property is conveniently located for easy access to the city centre. The ground floor room comes with its own ensuite shower room and has shared access to the kitchen and living room. Outside is a small courtyard area with a shed.

The rent is inclusive of bills and is available 15th July.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		59	
(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			85
(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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