

HUDSON
MOODY

York Road Acomb York YO24 4LW

Rent: £1,200 PCM
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: C
Available 3rd August



- Terraced house with forecourt
- New central heating system
- Large reception room
- Large courtyard to rear
- Secondary glazing

- Recently renovated
- Two double bedrooms
- Utility room and cloakroom
- Parking on street
- Available 3rd August



A deceptively spacious and smartly presented two bedroom terraced property close to local shops and amenities.

The accommodation has undergone extensive works including new decor, carpets and brand new central heating system throughout. The property has a smart forecourt to the front and is accessed via hallway leading to open plan double reception room, kitchen, cloakroom and utility room to the ground floor. On the first floor is master bedroom, second double bedroom and bathroom with separate shower cubicle and bath.

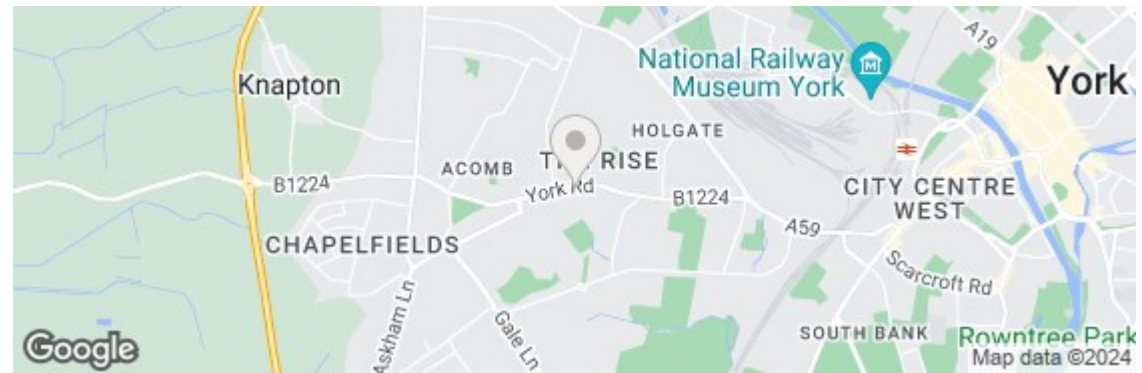
Externally there is a good sized courtyard to the rear and parking is available on street.

Council tax band C

No pets, smokers, sharers or children. Available 3rd August

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 54 | |
| (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 | | | 85 |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |



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