

HUDSON
MOODY

Hudson Quarter Toft Green York YO1 6AB

Rent: £1,650 PCM
Deposit: £1,903
Furnishing: Unfurnished
Council Tax Band: D
Available immediately



- First Floor Two Bedroom Apartment
- Spacious Open Plan Living/Kitchen/Dining Area
- Master Bedroom With En-Suite Shower Room
- Communal Gardens with Out Door Workspace
- Council tax band D

- Spacious Corner Balcony Overlooking City Walls
- Integral Neff Appliances Throughout
- Second Family Bathroom With Shower Over The Bath
- Award winning design
- Available immediately



An exceptional first floor two bedroom apartment in the magnificent new Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

Accessed by lift or stairs, the inner hallway with recessed shelving and engineered oak flooring entices you into the open plan living/dining/kitchen space. Large double windows with sliding door leads onto a spacious balcony with views of the ancient city walls. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area and side window enhances the feeling of light and space. In addition there is a storage cupboard in the hallway housing a washer/dryer. Additional walk-in storage is provided in the kitchen and to the side of the balcony.

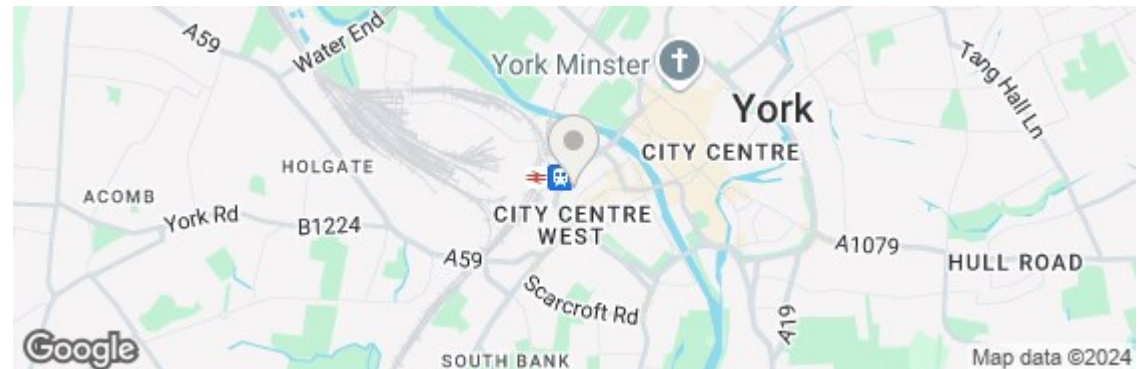
The spacious master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has an en-suite shower room off the bedroom. The second double bedroom comes with fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and heated towel rail.

The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.

No Pets, No Smokers. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		85	85
(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		84	84
(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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