

HUDSON  
MOODY

# Gillygate York YO31 7EA

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



- Impressive Period Townhouse
- Superb Kitchen and Dining Rooms
- Two Second Floor Bedrooms
- Single Garage
- Rear Courtyard

- City Centre Location
- First Floor Drawing Room, Bedroom and Shower Room
- Two bathrooms
- Local Shops and Services
- Available immediately



A most impressive three storey PERIOD TERRACED HOUSE with small garden, situated just outside the city walls, being conveniently close to Bootham Bar and the centre of York.

A paved forecourt enclosed within iron railings provides access into the main L-shaped reception hall that leads on to the dining room and kitchen. The spacious dining room offers a large bay window with shutters. The impressive modern kitchen lies to the rear of the property with door to the rear garden. The kitchen is fitted with an excellent range of units including integral wall mounted ovens, space for a dishwasher, washing machine, tumble dryer and a central island with induction hob, additional cupboards, and wine rack.

The turned staircase takes you to the first-floor drawing room displaying an arched cast iron fireplace with a marble surround and two large sash windows, whilst a double bedroom and separate shower room lie to the rear. The stairs continue to the second floor where you find a large master bedroom and smaller double bedroom that are served by an impressive bathroom with modern white suite and underfloor heating.

To the rear is a small and attractive flagged garden area benefitting a water irrigation system. A single garage is accessed via a gate at the end of the garden and an archway to the side of the house.

Council tax band F

No smokers of pets. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		58	
(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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