

HUDSON  
MOODY

# Leyburn House Del Pyke York YO31 7AE

**Rent:** £950 PCM  
**Deposit:** £1,096  
**Furnishing:** Furnished  
**Council Tax Band:** B

Available 22nd September



- Modern Furnished Apartment
- Sitting/Dining Room
- Double bedroom
- Secure underground parking
- Council tax band B

- Reception Hall
- Kitchen with appliances
- Modern bathroom
- Views of the Minster
- Available immediately



**\*\*FULLY BOOKED FOR VIEWINGS\*\***

A beautifully presented penthouse apartment with magnificent views across the City towards the Minster. The property benefits from electric heating and double glazing and offers accommodation briefly comprising of double bedroom, contemporary kitchen featuring an integral stainless steel oven, hob and hood, lounge and a bathroom with a modern white suite and shower over bath.

The property is offered to let furnished.

Council tax band B

No smokers, children or pets. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		62	79
	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			
<b>England &amp; Wales</b>		65	65
	EU Directive 2002/91/EC		



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**