

HUDSON  
MOODY

# Hospital Fields Road York YO10 4FE

**Rent:** £1,000 PCM  
**Deposit:** £1,153  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Two bedroom apartment
- Light and Spacious
- Local amenities
- Views over the city
- Council tax band C
- Open plan living/ dining/ kitchen
- Master bedroom with integral wardrobe
- Short walk to city centre
- Allocated parking bay
- Available immediately



A spacious top floor apartment situated in a modern purpose built development that lies just off Fulford Road in the Fishergate area of York. There are pleasant riverside walks into York city centre with local shops and services available close by.

The apartments main attraction is a spacious living, dining and kitchen area which is bright and airy with multiple windows providing ample natural light and wonderful views over the city. The kitchen area has a range of fitted units with integral oven and electric hob, extractor hood, washing machine and fridge freezer. The two bedrooms lie just off the apartment's reception hall and are served by a white tiled bathroom with three piece suite including a shower over the bath.

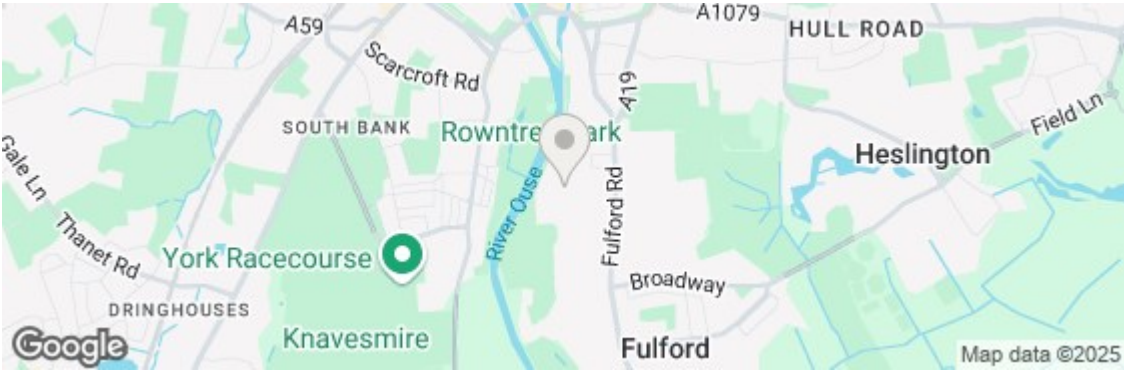
Externally there is an allocated off street parking space.

Council tax band C

No Smokers or pets. Available immediately.

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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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