

HUDSON  
MOODY

# Leeman Road York YO26 4ZL

**Rent:** £1,150 PCM  
**Deposit:** £1,326  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Ground Floor Apartment
- Two Double Bedrooms
- Kitchen With integral white goods
- Allocated Parking Space
- Close to city centre & train station

- Unfurnished
- Open Plan Living Space
- Two Bathrooms
- Council tax band C
- Available immediately



A recently renovated ground floor apartment situated within easy walking distance of both York city centre and the train station.

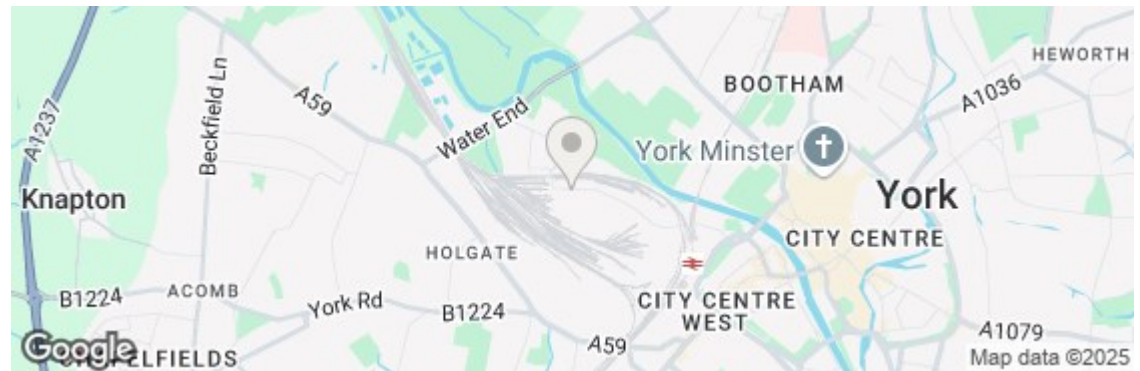
The property offers accommodation briefly comprising: Entrance hallway with built in storage, open plan living space, modern fitted kitchen with integral appliances, two double bedrooms (master with en-suite facilities) and bathroom. The property benefits from gas central heating an allocated parking space.

Council tax band C

No smokers & no 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		
England & Wales	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



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