

HUDSON
MOODY

York Street Dunnington York YO19 5PN

Rent: £1,050 PCM
Deposit: £1,153
Furnishing: Unfurnished
Council Tax Band: B



- Attractive Terraced Property
- Living Room + Character Fireplace
- Ground Floor Bathroom
- Low Maintenance Rear Garden
- Council tax band B

- 2 Double Bedrooms
- Modern Kitchen Diner
- Freshly decorated
- Village with Excellent Local Amenities + Regular Bus Route to York
- Available immediately



A charming two bedroom terrace house with low maintenance rear garden; close to the centre of the highly regarded village of Dunnington.

The front entrance door leads into a light and spacious living room with feature brick fireplace set on a quarry tiled hearth. There is a modern fitted kitchen/dining area with fitted wall and base units incorporating electric oven and hob, plus space for a large fridge freezer and slimline dishwasher. The inner hall with rear access includes a useful utility area. To the back of the property is the ground floor bathroom with shower over the bath.

On the first floor there are 2 double spacious bedrooms with decorative period style fireplaces.

To the front of the property is a forecourt enclosed within a low brick wall. To the rear is a yard with garden/bike storage cupboard and low maintenance graveled garden beyond.

Council tax band B.

No smokers, no pets. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C	70	
(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		87
(81-91) B		
(69-80) C	73	
(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	



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