

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                                   |                         |           |
| (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 <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |

