

HUDSON  
MOODY

# Thatchers Croft Copmanthorpe YO23 3YD

**Rent:** £1,050 PCM  
**Deposit:** £1,211  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available 5th July



- Detached bungalow
- Living room
- Two double bedrooms
- Attractive gardens
- Council tax band D

- Convenient village location
- Kitchen
- Pets negotiable
- Driveway, car port & garage
- Available 5th July



A well presented detached bungalow in a popular village location. Copmanthorpe has a good range of local facilities yet is within easy reach of York city centre.

The accommodation briefly comprises: Entrance hallway, kitchen, living room, two double bedrooms and house bathroom. Externally there are lawned gardens to the front and back, ample off road parking and garage.

No Smokers. Pets considered please enquire for more details.

Council tax band D

Available 5th July.

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

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>		
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