

HUDSON
MOODY

Westminster Road York YO30 6LY

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: F
Available 5th July



- Spacious detached house
- Two reception rooms
- Envidable location
- Single room/ office
- Good sized lawn garden to rear

- Off road parking
- Fitted kitchen
- Three double bedrooms
- Garage
- Available 5th July



A wonderfully spacious 4 bedroom detached family home, recently refurbished and set within mature landscaped gardens, enjoying elevated views over the playing fields of St Peters School and
 Located in a much sought after area the property is within walking distance of local amenities & St Peters Schools making it an ideal choice for families.

A spacious entrance hall leading off to the living room, second reception room with patio doors, fitted kitchen with white goods and downstairs cloakroom. To the first floor are three double bedrooms, fourth bedroom/ office space and the family bathroom.

Externally there is off road parking for at least two cars (parking is also available on street with a permit) single garage and a mature landscape garden to the rear overlooking the playing fields of St Peters School.

No Smokers or pets.

Available 5th July

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	81

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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