

HUDSON  
MOODY

Falconer Street York YO24 4JH

**Rent:** £1,200 PCM  
**Deposit:** £1,384  
**Furnishing:** Unfurnished  
**Council Tax Band:** A  
Available immediately



- Terraced house
- Two reception rooms
- Local amenities nearby
- Converted loft
- Available immediately

- 2/3 bedrooms
- Rear courtyard
- Modern bathroom suite
- Council tax band A



A good size 2/3 bedroom terraced property in a quiet and convenient location.

The accommodation is set over three floors and is accessed directly into the living room. This in turn leads through to the dining room with kitchen at the rear and French doors leading out to the rear courtyard. To the first floor is the master bedroom, second bedroom/ office and house bathroom. To the top floor is the converted loft space. Externally there is a courtyard to the rear and parking is available on street (must apply for a permit)

Council tax band A

No Smokers or pets. Available immediately.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (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>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC | <b>82</b> |

| 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>                                                |                         |           |
| (1-20) <b>G</b>                                                 |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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