

HUDSON  
MOODY

# Moor Monkton York YO26 8JA

**Rent:** £1,900 PCM  
**Deposit:** £2,192  
**Furnishing:** Unfurnished  
**Council Tax Band:** E

Available 1st November



- Spacious detached house
- Two large reception rooms
- Large garden space
- Unfurnished
- Pets considered

- Two bathrooms
- Ample off road parking
- Utility room
- Quiet village location
- Available 1st November



A wonderfully positioned four bedroom detached family home set in the peaceful village or Moor Monkton on the outskirts of York. The house sits on a large plot with both front and back gardens, leading out to an orchard with fruit trees and ample parking for multiple vehicles.

The property is accessed into a small utility room which comes with washing machine and under counter freezer. From here there is a welcoming hallway leading off to a spacious modern open plan kitchen/ living space. The main living room comes with a feature log burner and a further dining area with patio doors leading out to the garden. To the first floor is the master bedroom with ensuite shower room and integral wardrobes. There are a further two double bedrooms and a single bedroom/study, The family bathroom has a thermostatic shower over bath.

The property has ample storage throughout. Externally there are two sheds but the garage is not available for use. The village offers free transport to a local primary school and to two local secondary schools.

No smokers, pets considered. Available 1st November

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	77

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



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