

HUDSON  
MOODY

# Heworth Green York YO31 7SX

**Rent:** £2,250 PCM  
**Deposit:** £2,596  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Modern semi detached house
- Two bathrooms
- Set over three floors
- Off road parking
- Council tax band C
- Exceptional extended kitchen/ diner
- Rear enclosed garden
- Separate utility room
- Close to local amenities
- Available immediately



An outstanding 4 bedroom semi detached house in close proximity to the city centre, hospital and local amenities.

Presented in excellent condition this renovated house has ample living space on the ground floor with a separate living room, downstairs WC and the open plan modern kitchen/ dining area with utility room off. The kitchen is an example of stylish modern interior with integral appliances, a number of mod cons and bifold doors leading out to the rear garden. A large skylight also ensures that plenty of natural light adorns the dining area.

To the first floor is first level are two double bedrooms, an exceptional family bathroom and a office space/ study. To the top floor is a further double bedroom with a number of Velux windows offering plenty of natural light and an en-suite shower room and bespoke storage.

Externally is a low maintenance garden with hot tub to the rear and ample off road parking to the front. There is a also a small converted garage providing an ideal storage space.

Council tax band C

No smokers, pets considered. 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>83</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>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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