

HUDSON
MOODY

Main Street Newton On Derwent York YO41 4DB

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: E

Available 29th November.



- Recently built detached house
- Two bathrooms
- Solar panels
- EPC A+, excellent eco credentials
- Off road parking with EV Charger

- Three reception rooms
- Enclosed lawn and paved garden
- Underfloor heating downstairs, electric underfloor heating to bathrooms
- LPG heating
- Available 29th November



A stunning three bedroom detached house set in the rural village of Newton on Derwent finished to a high standard and benefits from excellent eco credentials.

To the ground floor of the property is the hallway with doors leading to a reception room which would be ideal as an office or study, a downstairs WC and access to the living/dining room. From the living dining room there are sliding doors leading to a comfortable snug room and a step up lead to superb kitchen area which boasts an integrated fridge/freezer, dishwasher, combi microwave/oven, induction hob as well as a separate oven and wine wine cooler. Beyond the kitchen is a utility room with generous storage cupboards, sink unit and plumbing for a washing machine. As well as all this the ground floor has the added bonus of underfloor heating.

To the first floor which is access via stairs with individual lights on each step there is a good sized main bedroom to the front of the property with built in wardrobe and en-suite shower room with the luxury of underfloor heating. There is an additional bedroom to the front and a further bedroom to the rear as well as the main bathroom with a bath and shower over. The bathroom also has the luxury of underfloor heating.

To the rear of the property is a beautiful garden with lawned areas with plant surroundings, a patio area and beyond parking for two vehicles along with an electric charger. The roof has solar panels fitted and it is LPG heating.

Council tax band E.

No Smokers. Pets considered. Available 29th 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	

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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