

HUDSON
MOODY

Boroughbridge Road York YO26 6AN

Rent: £1,650 PCM
Deposit: £1,903
Furnishing: Unfurnished
Council Tax Band: B
Available 5th December



- Modern semi detached house
- Enclosed garden to rear
- Modern kitchen suite with white goods
- Downstairs WC
- Council tax band B

- Unfurnished
- Open plan living/ dining room
- Log burner
- Off road parking
- Available 5th December



A stunning 3 bedroom semi-detached home that has been tastefully renovated to a high standard, offering stylish and comfortable living. Excellent transport links via the A64 and regular bus routes provide easy access to York city centre, and the property falls within the catchment area for well-regarded primary and secondary schools.

Upon entering the property you are welcomed by a bright entrance hall that leads to a spacious open-plan living and dining area which features a characterful log burner. The contemporary kitchen is well-equipped with ample storage, sleek built-in appliances, high-quality fixtures and fittings, and the added convenience of an instant hot water tap.

To the first floor are two generous double bedrooms and a versatile third bedroom, ideal as a nursery, home office, or guest room. A stylish family bathroom completes the upper floor, while a convenient ground floor WC adds to the home's practicality.

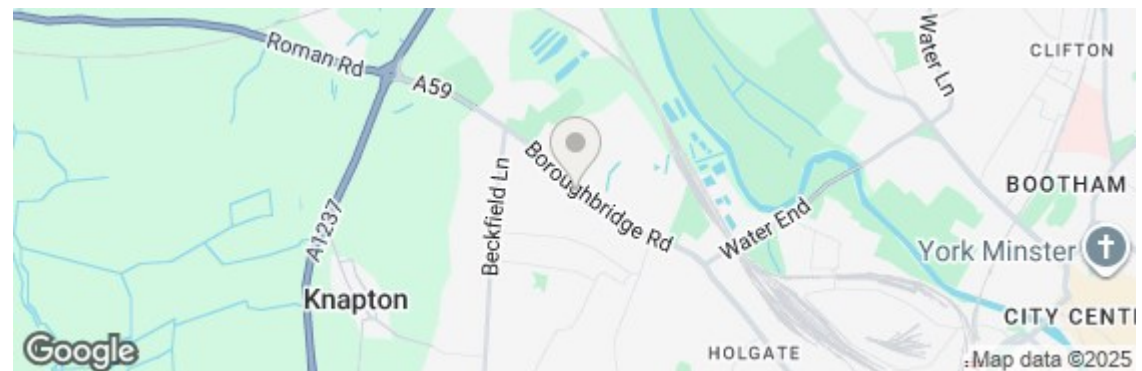
Externally the south-facing rear garden offers a private retreat. To the front, the property benefits from off-street parking for up to three vehicles..

Council tax band B

No smokers or pets. Available 5th December

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	82

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		
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(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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