

HUDSON
MOODY

Chestnut Avenue York YO31 1BR

Rent: £1,800 PCM
Deposit: £2,076
Furnishing: Unfurnished
Council Tax Band: F
Available immediately



- Larger than average semi detached house
- Fitted kitchen
- Close to local amenities
- Enlosed rear garden
- Council tax band F
- Three reception rooms
- Three good sized double bedrooms
- Garage
- Ample off road parking
- Available immediately



A larger than average FOUR BEDROOM SEMI-DETACHED HOUSE situated in the sought after HEWORTH/ STOCKTON LANE area of York.

The property has a generous entrance hall with bespoke staircase to the first floor. This leads off to two excellent sized reception rooms. To the rear is a third reception room which leads on to the fitted kitchen. On the first floor there are three large double bedrooms, a fourth good sized single room, house bathroom and separate WC.

Externally there is a driveway providing off street parking for at least two vehicles and a single garage and to the rear of the house is an enclosed garden.

Situated off Heworth Village the property is ideally placed for access to the city centre, Vanguard Shopping Centre and the local village amenities.

No Smokers, Pets considered. Available immediately.

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	78

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		
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Not environmentally friendly - higher CO ₂ emissions		
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