

HUDSON
MOODY

Haxby Road York YO31 8JP

Rent: £1,200 PCM
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: B

Available 22nd December



- Top floor apartment
- Two double bedrooms
- Spacious open plan lounge/ kitchen
- Short walk to city centre
- Available 22nd December

- High quality fixtures
- Two bathrooms
- Modern kitchen with integral appliances
- Council tax band B



Hudson Moody are proud to offer to market this beautifully presented two bedroom, two bathroom apartment forming part of the old bank situated on Haxby Road. The building is in close proximity to the hospital and Nestle making it an ideal property for the working professional.

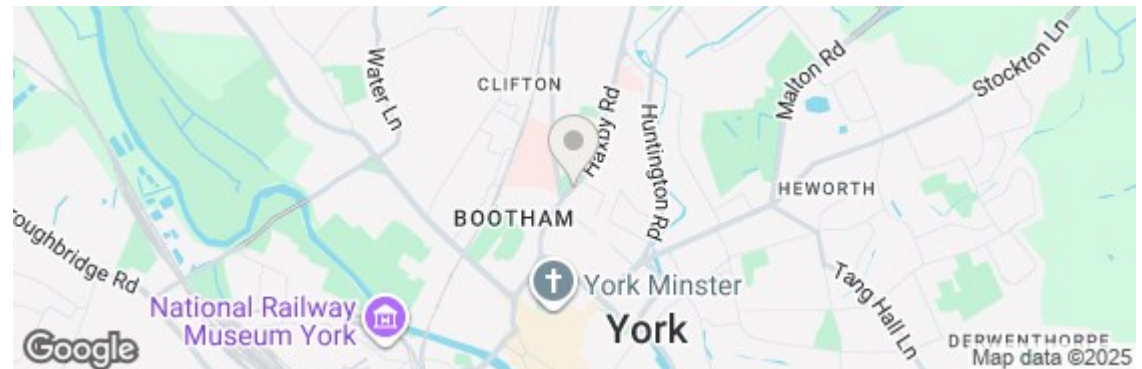
The apartment has been renovated to high standard throughout with brand new fixtures and fittings. Situated on the top floor of the building the property consists of; private entrance leading to stairs, two double bedrooms (one with en suite shower room), bathroom with separate shower cubicle and a freestanding roll top bath and an open plan kitchen/ living space including integral appliances and granite worktops. The properties have modern and efficient electric heaters and double glazing throughout. Early viewings are highly recommended to avoid disappointment.

The property does not come with parking, however a private parking space maybe available on request for an additional premium.

No Pets, No Smokers. Available 22nd December

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	62
(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	66	66
(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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