

HUDSON
MOODY

Main Street Sand Hutton York YO41 1LL

Rent: £1,300 PCM
Deposit: £1,500
Furnishing: Unfurnished
Council Tax Band: E
Available immediately



- Rural setting just 7 miles from York
- Reception room with log burning stove
- Three bedrooms
- Enclosed rear garden with brick outbuilding
- A pet maybe considered
- Excellent transport links via A64
- Kitchen/ diner and pantry/ utility room
- Driveway parking
- Available immediately



Detached three-bedroom house available to rent on the outskirts of Sand Hutton.

- Rural setting just 9 miles from York
- Excellent transport links via A64
- Reception room with log burning stove
- Kitchen/ diner and pantry/ utility room
- Three bedrooms
- Driveway parking
- Enclosed rear garden with brick outbuilding
- Available Now
- One dog may be considered

Environ: Sand Hutton, strategically positioned around one mile from the A64, offers residents convenient access to York and the nearby coastline, facilitating swift journeys to both city and scenic destinations. Surrounded by verdant woods and picturesque countryside, this area appeals to nature enthusiasts seeking tranquillity and outdoor pursuits. The close proximity to Monks Cross further enhances the area's appeal, providing easy access to large supermarkets and an array of amenities.

Furnishings: Unfurnished with oven, hob, dishwasher, fridge-freezer and washing machine.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	48	
(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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