

HUDSON
MOODY

Windsor Court York YO31 7RY

Rent: £825 PCM
Deposit: £951
Furnishing: Unfurnished
Council Tax Band: A
Available immediately



- 1st Floor Apartment
- Kitchen with Appliances
- Double Bedroom
- Modern Fixtures and Fittings
- Council tax band A
- Secure Gated Complex
- Living Area with Views Towards the City
- Shower Room
- Good Access to City Centre
- Available Immediately



A SUPERBLY PRESENTED, UNFURNISHED FIRST FLOOR APARTMENT FORMING PART OF A GATED DEVELOPMENT, CONVENIENTLY PLACED FOR YORK CITY CENTRE. Entrance hall, open plan living space incorporating a kitchen area with appliances, double bedroom and a shower room.

A communal entrance hall takes you up to the first floor and to the apartment where you enter into a small reception hall with telephone entry system and doors off to the open plan living area and double bedroom. The kitchen area offers a range of modern fitted units that incorporates an oven with gas hob, stainless steel splashback and extractor fan, integrated fridge and washing machine, whilst the living area provides ample space for relaxing with a wide window providing good natural light and views towards the city. Also off the entrance hall is the generous double bedroom and beyond here is the well equipped shower room with white suite.

The gated exterior of the building also provides a communal bicycle store and the property lies in a quiet residential area off James Street that connects with between Hull Road and Heworth Green, providing good access to the city centres shops, restaurants and services.

Council tax band A.

No smokers, no pets. 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	

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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