

HUDSON
MOODY

Scrayingham York YO41 1JD

Rent: £1,600 PCM
Deposit: £1,846
Furnishing: Unfurnished
Council Tax Band: E
Available immediately.



- Detached House
- Four Bedrooms
- Living Room
- Kitchen Diner
- Council tax band E

- EPC Band C
- Cloaks. Study. Snug
- Three Bathrooms
- Gardens
- Available immediately



Beech House, completed in June 2012, is set in the centre of the quiet, attractive and popular village of Scrayingham, approximately 10 miles from York and 9 miles from Malton. Scrayingham has a church and a riding school/livery yard. Stamford Bridge is 3.7 miles away and provides a range of local services including doctor's surgery, pubs, take away food outlets, post office etc.

This is a new traditional estate cottage style with old fashioned brick and pantile roof and provides full modern insulation. Double glazed windows throughout with 5 painted white timber frame windows on front elevation and 11 UPVC windows on the rest of the property including the 2 pairs of French windows onto South facing terrace. Under floor heating on the ground floor; radiators and chrome heated towel rails on the first floor; solar thermal panels to assist with water heating; ceramic tiled floor coverings to most parts of ground floor and natural traditional floorboards to first floor.

An EV charging point has recently been installed at the property.

Council tax band E. EPC Band C

Pets considered at landlords discretion (no cats)

Available 1st 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	

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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