

HUDSON  
MOODY

# Church Hill Stillingfleet York YO19 6SA

**Rent:** £1,125 PCM  
**Deposit:** £1,298  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available immediately



- Detached house
- Spacious lounge with wood burner
- Utility Room
- Large lawn garden to rear
- Pets considered

- Three bedrooms
- Modern kitchen
- Off road parking for three vehicles
- Quiet village location
- Available immediately



A fantastic three bedroom detached house situated in the quiet village setting of Stillingfleet. Lying just to the south of York the location offers easy access to York city centre, Selby and the A64 trunk road.

The property is offered to market unfurnished and incorporates living room, modern kitchen suite, utility room and downstairs cloakroom. To the first floor are three bedroom and family bathroom. Externally there is a large garden mainly laid to lawn at the rear and a gravel drive to the front allowing space for at least three vehicles.

No smokers. Pets considered (one cat or dog only, no multiples)

Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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