

HUDSON  
MOODY

# Heron House Lawrence Street York YO10 3DE

**Rent:** £1,100 PCM  
**Deposit:** £1,269  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Ground floor apartment
- Two Double Bedrooms
- Open plan living room/ kitchen
- Central location
- Council tax band B

- Unfurnished
- Two Bathrooms
- Newly decorated and carpeted
- Allocated parking space
- Available immediately



A modern ground floor apartment situated in a popular development close to York city centre. The accommodation briefly comprises: Two double bedrooms (master bedroom with en-suite facilities), main bathroom, lounge/dining room and a kitchen with appliances. The property has been newly decorated has brand new carpets and vinyl throughout. It also benefits from off street allocated parking and is offered to let unfurnished.

Council tax band C.

No smokers & no pets. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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