

HUDSON
MOODY

Arnside Place Heslington Road York YO10 3HG

Rent: £1,350 PCM
Deposit: £1,557
Furnishing: Furnished
Council Tax Band: B
Available 18th September



- Semi detached house
- Sitting/dining/kitchen
- 3 first floor bedrooms
- Front and rear gardens
- Available 18th September

- Fully Furnished
- Ground floor double bed or sitting room
- House bathroom
- Off Street Parking



A well presented semi-detached house situated just off Lawrence Street and within easy reach of York city centre and the University of York. The property offers accommodation briefly comprising of entrance Hall, downstairs cloakroom, front room which can be used as either a sitting room or double bedroom, open plan kitchen/dining area, sitting room. To the first floor are two double bedrooms (bed 2 currently used as a sitting room) a single bedroom and a house bathroom.

Externally the property benefits from rear garden and also has the added benefit of off street parking for two cars. The property is let fully furnished.

Council tax band B

No smokers, no pets & no students. Available 18th September until 31st July 2025 maximum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		70	
(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			79
(81-91) B			
(69-80) C			
(55-68) D		66	
(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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