

HUDSON
MOODY

Clifton Green York YO30 6LH

Rent: £1,200 Per
Month
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: B
Available immediately



- Generous First Floor Apartment
- Open Plan Living Space with Log Burning Stove
- Two Double Bedrooms
- Council tax band B
- Available immediately
- Period Building with External Staircase from Private Courtyard
- Excellent Kitchen Area
- Well Appointed Bathroom
- Good Local Amenities, Shops and Restaurants



A modernised apartment, set on the first floor of a former bakery, on the edge of Clifton Green. yet retains period charm and lies within easy reach of a variety of local amenities including independent shops, cafés, and green spaces.

Accessed via a private courtyard, the apartment opens into a spacious and light-filled open-plan living, dining, and kitchen area- perfect for both relaxing and entertaining. The kitchen is thoughtfully fitted with a range of units and integrated appliances, including an oven, gas hob with extractor hood, tall fridge freezer, and washing machine. The apartment boasts two generously sized bedrooms and a well-appointed bathroom.

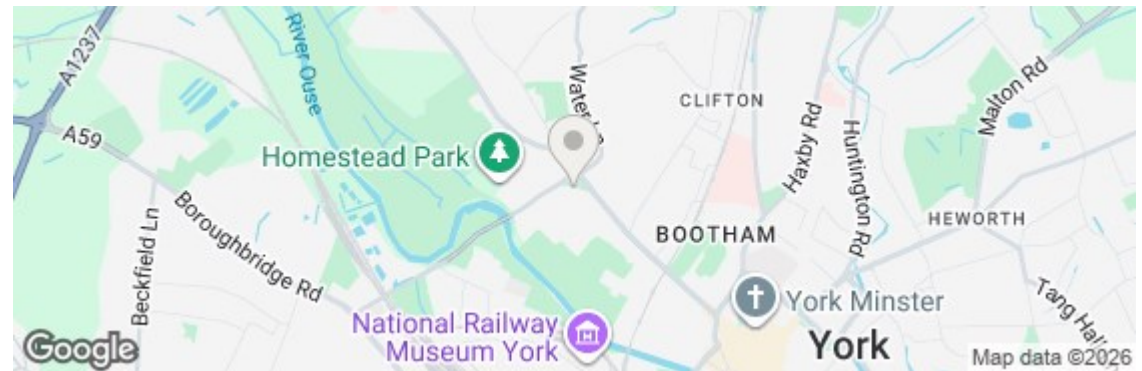
Clifton Green benefits from a variety of local amenities including independent shops, cafés, and green spaces, all within walking distance. The property also enjoys excellent transport links, providing easy access to York city centre and beyond. Parking is available on street with a permit.

Council tax band B

No smokers. 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		72	72
		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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