

HUDSON
MOODY

Mask Lane Newton On Derwent York YO41 4EB

Rent: £3,000 Per
Calendar Month
Deposit: £3,461
Furnishing: Unfurnished
Council Tax Band: G
Available immediately



- Fantastic 5 Bedroom Bespoke New Build Property
- Main Bedroom Suite + Vaulted Ceiling
- Large Double Garage. EV Charging Point
- Wired Fibre Internet Throughout Property. LHL Structural Warranty
- EPC B
- Stunning Open Plan Kitchenhous Fitted Kitchen Diner Family Room
- High Specification
- Professionally Landscaped Gardens
- Air Source Heat Pump. Underfloor Heating
- Available immediately



A quite superb property set within a highly attractive and popular village offering high specification finish and well proportioned 'open plan' living space with professionally landscaped gardens.

This substantial property comprises: entrance hall with engineered Oak flooring, living room with feature clock 5kw multi-fuel stove fireplace, snug, office, ground floor WC, superb sized 'open plan' kitchen diner family living area with part vaulted ceiling, plus large utility room with freezer incorporating side access, WC and storage cupboard. The stunning high quality Kutchenhaus fitted kitchen includes quartz tops and island with Porcelain tiled flooring. Included is a full range of integrated mostly Bosch appliances: combination microwave, separate oven with plate warmer, induction hob with down draft fan, Quooker tap, dishwasher and full height fridge. The kitchen flows seamlessly into the adjoining dining and family areas offering sociable living space with attractive outlook onto the rear garden, accessed via twin sets of aluminium bi-folding doors. There is also a selection of lighting, dimmable, colour changing via remote control, breakfast bar, electric roof light, with automatic rain sensor & lighting. Bar area with lights shelving plus wine cooler.

A feature oak staircase with glass panel incorporates understairs shelving with lighted display area leading to generous sized first floor accommodation. The 1st floor benefits from 5 double bedrooms, including impressive main bedroom suite with vaulted ceiling and Juliet balcony, guest bedroom suite and separate house bathroom.

To the rear is a beautifully landscaped westerly facing garden.

Council tax band G

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		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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