

HUDSON  
MOODY

# Palmer Street York YO1 7NF

**Rent:** £1,400 PCM  
**Deposit:** £1,615  
**Furnishing:** Part furnished  
**Council Tax Band:** E

Available 6th June



- City centre location
- Two double bedrooms
- Modern fitted kitchen/ diner
- Balcony
- Council tax band E

- Private townhouse
- Part furnished
- Underground parking space
- Two bathrooms
- Available 6th June



An impressive two bedroom townhouse on the popular Hungate development. The city centre location is ideal for exploring all York has to offer.

This part furnished house has a private entrance leading into a small hallway. To the first floor you will find the living room, bathroom and fitted kitchen/diner with a small balcony. There is also a rather convenient storage cupboard with inbuilt shelving to maximise the space. To the first floor is the master bedroom which is accompanied with an ensuite shower room and a further double bedroom

There is also an allocated parking space in the underground car park.

No Smokers. Available 6th June

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			
<b>England &amp; Wales</b>		77	80
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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