

HUDSON  
MOODY

# East Mount Road York YO24 1BD

Rent: £895 PCM  
Deposit:  
Furnishing: Furnished  
Council Tax Band:



- CENTRALLY LOCATED - 900 YARDS TO THE TRAIN STATION,
- NO DEPOSIT!
- FLEXIBLE RENTING BETWEEN 1 & 6 MONTHS

- 15 MIN WALK TO RACECOURSE AND CITY CENTRE
- BILLS ADDITIONAL £300.00 PCM
- AVAILABLE NOW



McMillan House offers centrally located modern studio rooms with main entrance key code access. York Railway Station is 900 yards away, and York Racecourse is a 15-minute walk. The studios are fully equipped with kettle, toaster, fridge, dishwasher, 2 ring hob, microwave and kitchenware. The rooms are modern and bright. All rooms have a dining table and chairs, a TV, sofa bed and a private bathroom with double shower.

McMillan House studios are ideally situated at the gates of York's medieval walls, just a 20-minute walk from York Minster. The picturesque Shambles shopping streets can be reached in 15 minutes on foot. They are located on an attractive and quiet, no through road located in an excellent position just off The Mount, a highly regarded part of the Historic Core conservation area of York well known for its streets of genteel period town houses. To the eastern end, the road enjoys open outlooks across a pretty park. A further short distance from here leads to Bishopthorpe Road, which has a vibrant selection of independent shops, restaurants and café-delis.

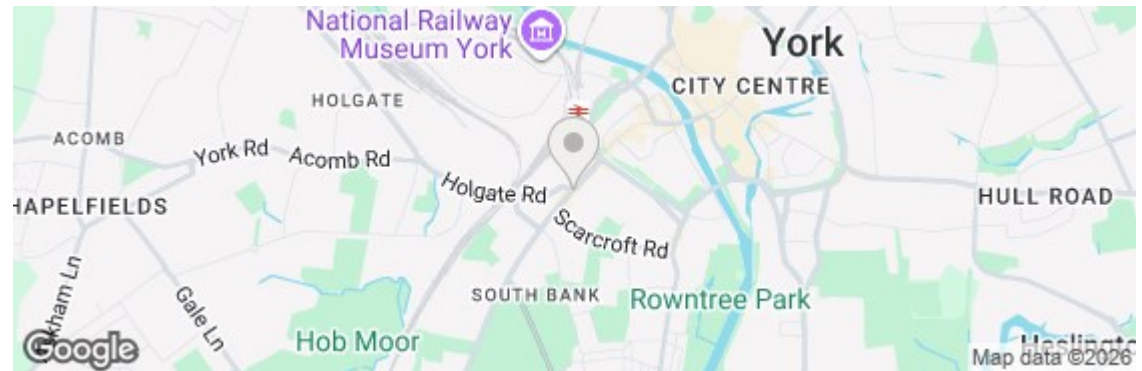
BILLS ADDITIONAL £300.00 PER MONTH \*\*\*Wi-Fi INCLUSIVE\*\*\* FLEXIBLE LETTING TERMS FROM 1 TO 6 MONTHS.

Parking available for an additional cost.

NO PETS/CHILDREN

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>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**