

HUDSON  
MOODY

# George Cayley Drive York YO30 4XE

**Rent:** £1,050 PCM  
**Deposit:** £1,211  
**Furnishing:** Not specified  
**Council Tax Band:** B

"Delightful FIRST floor apartment with private decked terrace"



- Modern First Floor Apartment
- Two Double Bedrooms
- Private Decked Terrace
- Local Shops and Amenities
- Available 6th July

- Open Plan Living Area
- Separate Bath and Shower Room
- Private Parking
- Council tax band B



A beautifully presented FIRST FLOOR APARTMENT situated in the popular and sought after CLIFTON MOOR area of York.

This delightful, first floor, two bedroom apartment is situated in a purpose built block of similar apartments in an extremely convenient area with good access to local shops and amenities.

The apartment boasts a large open plan living/dining/kitchen area with laminate flooring and glazed doors opening out to a private decked terrace. The modern kitchen has a range of units together with a cooker with extractor hood over and additional integral appliances. In addition there are two good sized bedrooms, one with En-Suite shower room and a superb, tiled, house bathroom with white suite.

Council tax band B.

No Pets, No Smokers. Available 6th July.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C		70	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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