

HUDSON
MOODY

Hudson Quarter Toft Green York YO1 6AE

Rent: £1,750 PCM
Deposit: £2,019
Furnishing: Unfurnished
Council Tax Band: D
Available 3rd April



- Fourth Floor Two Bedroom Apartment
- Spacious Open Plan Living/Kitchen/Dining Area
- Award winning design
- Communal Gardens with Out Door Workspace
- Available 3rd April

- Master Bedroom With En-Suite Shower Room
- Integral Neff Appliances Throughout
- Second Family Bathroom With Shower Over The Bath
- Council tax band D
- Allocated Parking



An exceptional fourth floor two bedroom apartment in the magnificent new Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

Accessed by lift or stairs, the inner hallway with recessed shelving and engineered oak flooring entices you into the open plan living/dining/kitchen space. The kitchen area is fitted with a wide range of units incorporating an array of integral NEFF Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area and side window enhances the feeling of light and space. In addition there is a storage cupboard in the hallway housing a washer/dryer.

The spacious master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a en-suite shower room off the bedroom. The second double bedroom comes with fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and heated towel rail.

The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.

The property also benefits from one allocated parking space.

Council tax band D

No Pets, No Smokers. Available 3rd April

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		87	87
	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		



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