

HUDSON
MOODY

Warthill York YO19 5XJ

Rent: £1,350 Per
Calendar Month
Deposit: £1,557
Furnishing: Unfurnished
Council Tax Band: C
Available immediately



- Converted house
- Two reception rooms
- Front & Rear Gardens
- Adjoining studio/utility/store
- Council tax band C

- Newly renovated throughout
- Downstairs WC
- Off road parking
- Located on Brockfield Hall Estate
- Available immediately



A superbly renovated two bedroom conversion located on the Brockfield Hall Estate approximately 6 miles north of York in the village of Warthill.

The property has been restored to a high standard and has retained many of its original features to give a considerate mix of modern living with rustic charm.

Access to the house is via a private entranceway which takes you to the enclosed front garden. From here you enter through into the adjoining studio/utility/store which has been carefully restored to be available as a useful space for either storage or personal use. There is a brand new kitchen suite with space for white goods, two reception rooms, one with a working log burner and a downstairs WC. To the first floor are two double bedrooms and the house bathroom.

Externally there are enclosed gardens to the front & rear and off road parking for at least two vehicles.

Council tax band C

No Smokers. Available immediately

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(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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