

HUDSON  
MOODY

# Hopgrove Lane North, Malton Rd York YO32 9TF

Rent: £2,000 Per  
Month  
Deposit: £2,307  
Furnishing: Unfurnished  
Council Tax Band: C  
Available immediately



- A Most Impressive Extended Semi-Detached House
- Large Living Room with Picture Windows
- Versatile Playroom (Bedroom 5/Office) and Double Bedroom
- Council tax band C
- Enviable Location with Open Views to Front
- Ground Floor Bathroom, WC, Boot Room and Utility Area
- Immaculate Dining Kitchen
- Three First Floor Double Bedrooms, Two with Fitted Wardrobes. Shower Room.
- Single Integral Garage and Spacious Driveway for parking for up to 5 Cars.
- Available immediately



A stunning extended and superbly updated semi-detached House situated in a enviable location with open countryside views to the front.

The property has undergone full reinstalation of gas, boiler, electrics, and plumbing.

The ground floor features flexible living space, including a large double bedroom and a versatile playroom, which could also serve as a fifth bedroom, home office, or additional reception room. A stylish, well-appointed family bathroom completes the ground floor accommodation.

The stunning open-plan dining kitchen is the highlight of this property. The kitchen is fitted with a range of contemporary white units, complemented by a central island breakfast bar incorporating a ceramic hob. Integrated appliances include two low-level ovens, an integrated dishwasher, with ample space for a family dining table. The kitchen also provides access to the rear garden, a convenient ground floor toilet, and sliding double doors opening into the spacious living room.

Further practical accommodation is provided by a useful utility and boot room, featuring French doors leading to the garden and internal access to the integral garage.

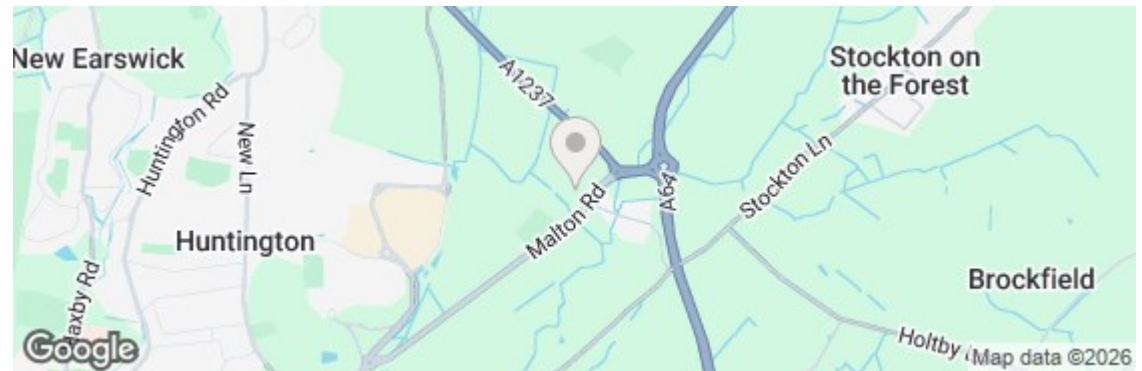
To the first floor, a spacious landing leads to the impressive principal bedroom which benefits from a mirror-fronted dressing area and access to a well-appointed Jack and Jill shower room. There are two further generously sized double bedrooms completing the first floor accommodation. Externally, the property boasts a generous mature garden with fruit trees, a playground, and versatile landscaping, including an outdoor kitchen area with working top, sink, and storage perfect for outdoor entertaining. An outbuilding provides additional storage space.

Council tax band C

No smokers, pets considered. Available immediately.

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	EU Directive 2002/91/EC	71	83

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			
England & Wales	EU Directive 2002/91/EC		



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