

HUDSON
MOODY

Aldreth Grove York YO23 1LB

**Rent: £2,200 Per
Calendar Month**
Deposit: £2,538
Furnishing: Furnished
Council Tax Band: Exempt
Available Immediately



- Period End Terrace with Bay Window
- Modern Kitchen with Appliances
- Stylish House Bathroom
- Spacious Rear Courtyard
- On-Street Permit Parking

- Two Reception Rooms
- Two First Floor Double Bedrooms
- Loft Conversion with Additional Double Bedroom
- Views Over Rowntree Park and the River Ouse
- No Onward Chain



A unique end-terrace home positioned at the end of Aldreth Grove, enjoying attractive leafy and riverside views across Rowntree Park.

Aldreth Grove is conveniently located close to the highly regarded Bishopthorpe Road, where a community has developed around a variety of independent shops, cafés, and restaurants. The property also sits beside Rowntree Park and the River Ouse, offering peaceful riverside walks into York city centre.

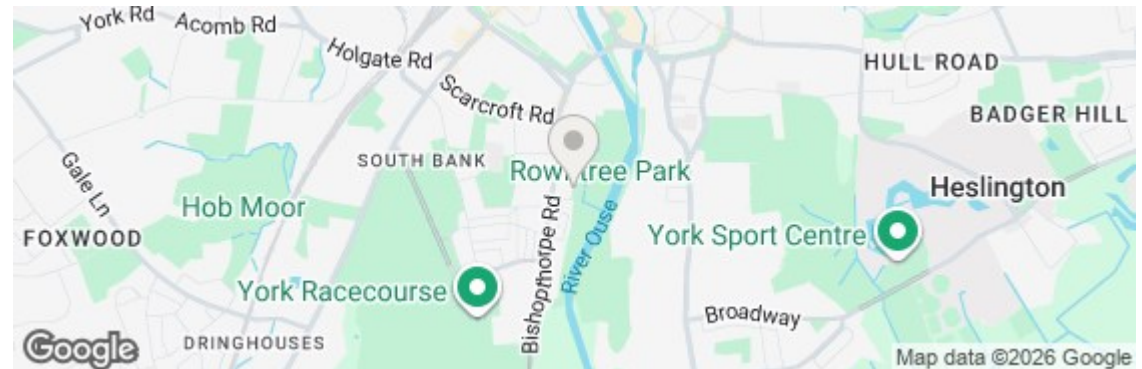
The property is entered via a gable end door leading into an entrance vestibule. To one side is a bright living room featuring a bay window, while to the other is the dining room, which benefits from useful downstairs storage. From here, a doorway leads through to the kitchen, which is fitted with appliances. A patio doors opens out to the rear courtyard. The first floor comprises two double bedrooms and the house bathroom, which includes a separate shower. Stairs then lead up to the loft conversion, creating an additional double bedroom.

Externally, the rear courtyard offers enough space for al fresco dining and enjoys a private outlook. The former rear access has been replaced with large gates, allowing the courtyard to be used for off-street parking if required. On-street permit parking is also available on the surrounding roads.

No smokers. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		49	
(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			84
(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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