

HUDSON
MOODY

Balmoral Terrace York YO23 1HR

Rent: £1,300 PCM
Deposit: £1,500
Furnishing: Unfurnished
Council Tax Band: B
Available immediately



- Good Sized Terrace House
- Generous sized living and dining room
- First Floor Bathroom
- On street permit parking
- Council Tax Band B

- 2 Bedrooms
- Kitchen
- External rear courtyard with outhouse
- Close to the racecourse
- Available immediately



A good sized terrace property located in the popular South Bank area, just off Bishopthorpe Road and close to the racecourse.

To the ground floor is an entrance hallway, a spacious open plan living/dining room and kitchen. To the first is a good sized double bedroom to the front, and additional bedroom to the rear along with bathroom boasting a bath and separate shower.

Externally the property benefits from a traditional front forecourt and an attractive rear courtyard with outside store.

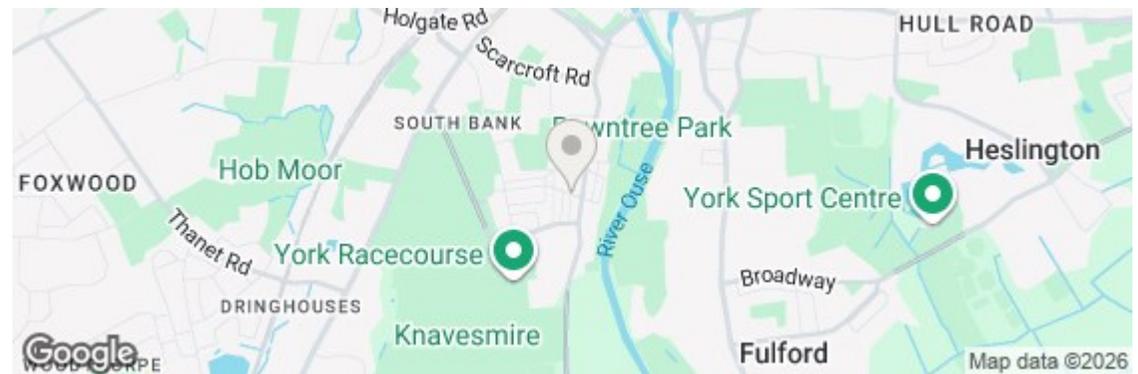
There is permit parking on the street.

Council tax band B

No smokers, no pets. 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		64	
(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	



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