

HUDSON
MOODY

Falsgrave Crescent York YO30 7AZ

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



- Two bedroom terraced house
- Modern kitchen suite with white goods
- First floor bathroom
- Large garage to rear
- Council tax band B

- Newly renovated
- Two good size double bedrooms
- Two reception rooms
- Close to local amenities
- Available immediately



A newly renovated 2 bedroom terraced house located just off Burton Stone Lane and within easy access to the city centre and hospital.

The property has undergone extensive refurbishment including new wiring, boiler and kitchen suite along with overall cosmetics. The house is accessed into an entrance hallway leading to two reception rooms and new kitchen suite to the rear. To the first floor are two generously sized double bedrooms and bathroom with thermostatic shower over bath.

To the rear is a small courtyard and a larger than average garage. Parking is available on street.

EARLY VIEWINGS HIGHLY RECOMMENDED

Council tax band B

No Smokers, a single pet 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	82

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	

