

HUDSON  
MOODY

# Eaton Court York YO24 3NJ

**Rent:** £900 Per  
**Month**  
**Deposit:** £1,038  
**Furnishing:** Unfurnished  
**Council Tax Band:** A  
Available immediately



- One bedroom house
- New carpets
- Three piece white suite bathroom
- Rear enclosed garden
- Available immediately

- Newly decorated
- Fitted kitchen with white goods
- Off road parking
- Council tax band A



**\*\*FULLY BOOKED FOR VIEWINGS\*\***

A newly refurbished one bedroom house located ideally for access to A64, A59 and local amenities.

The property has been decorated throughout with new carpets and is made up of entrance porch, living room and fitted kitchen to the ground floor. On the first floor is a good sized double bedroom and bath room. Externally there is an easy to maintain lawn and patio area with garden shed to the rear and off road parking space to the front.

Would ideally suit a single occupant.

Council tax band A

No Smokers. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	73
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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