

HUDSON
MOODY

Scrayingham York YO41 1JD

Rent: £950 PCM
Deposit: £1,096
Furnishing: Unfurnished
Council Tax Band: B



- Two double bedrooms
- Gardens front & rear
- Council tax band B

- Rural location
- Off road parking
- Available 25th September



2 bed traditional semi-detached insulated cottage in attractive village setting. Air Source Heat Pump. Lawned garden to front and rear. Off street parking area. EPC band C. Wood burning stove. Solar PV.

Beech Cottage is set in the centre of the quiet, attractive and popular village of Scrayingham, approximately 10 miles from York and 9 miles from Malton. Scrayingham has a church and a riding school/livery yard. Stamford Bridge is 3.7 miles away and provides a range of local services including co-op, doctor's surgery, pharmacy, pubs, take away food outlets, post office, dentist, café, wine bar, hairdressers, barber, butcher.

No Smokers. Available 25th September.

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	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	EU Directive 2002/91/EC



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