

HUDSON  
MOODY

# Claremont Terrace York YO31 7EJ

**Rent:** £869 PCM  
**Deposit:**  
**Furnishing:** Furnished  
**Council Tax Band:** D  
AVAILABLE 8TH JULY



- HOUSE SHARE
- DOUBLE BEDROOM
- BILLS INCLUSIVE
- REAR COURTYARD
- AVAILABLE 8TH JULY

- SINGLE OCCUPANCY ONLY
- FURNISHED
- CITY CENTRE LOCATION
- 2 SHARED BATHROOMS



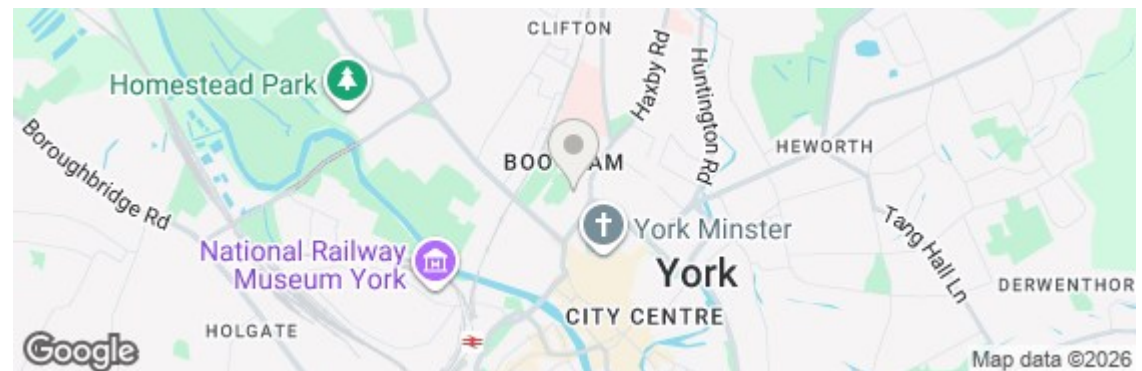
**\*\*SINGLE OCCUPANCY ONLY. HOUSE SHARE.\*\***

Ideal opportunity to rent a furnished double bedroom in a large house share. The property is conveniently located for easy access to the city centre. Along with the bedroom is shared access to the kitchen, living room and two bathrooms. Outside is a small courtyard area.

The rent is inclusive of bills and is available 8th July

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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