

HUDSON
MOODY

West Moor Lane Heslington York YO10 5ER

Rent: £870 PCM
Deposit: £1,003
Furnishing: Unfurnished
Council Tax Band: A

The property is available from
28th September



- Unfurnished
- Bathroom with white suite
- Small study
- Off street parking
- Available 28th September

- Open plan kitchen/ living area
- Bedroom
- Good storage
- Council tax band A



****SINGLE OCCUPANCY ONLY**** One bedroom unfurnished house close to the university within easy access to the a64 and city centre.

The front door leads into a small vestibule with the modern fitted and tiled bathroom off and a further door from the vestibule leads into the living area with stairs to the mezzanine sleeping accommodation. The kitchen area lies to the rear of the room and offers a range of white fronted units with an integral electric oven, ceramic hob and washing machine. There is a useful utility area to the side of the kitchen with fridge/ freezer provided. An open staircase to the side of the room leads to the mezzanine double bedroom with a small study or dressing area off. The room has access to a loft storage space together with a Velux roof light providing ample daylight.

Council Tax Band A

No Smokers. Available 28th September

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			 92
			
			
			
			
			
			
			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC
		



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