

HUDSON
MOODY

Stanyforth Crescent Kirk Hammerton York YO26 8DF

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: E
Available immediately



- Village location
- Four bedrooms
- Large kitchen/ diner
- Lawn gardens
- Local schools and train station

- Detached house
- Additional ground floor
- Two reception rooms
- Off road parking & garage
- Available immediately



A wonderfully positioned four bedroom detached family home set in the village or Kirk Hammerton on the outskirts of York with local train station and primary school.

The property is accessed into a small utility room which comes with washing machine and under counter freezer. From here there is a welcoming hallway leading off to the main living room which comes with a feature log burner, a dining area with original timber beams on the ceiling and the spacious fitted kitchen. There is also a ground floor cloakroom. To the first floor is the master bedroom with modern ensuite shower room and integral wardrobes. There are a further two double bedrooms and a single bedroom/study, The family bathroom has a electric shower over bath.

The property has ample storage throughout with a utility space to the rear and an additional ground floor room which can be used as a study/ office.

Externally there are enclosed lawn gardens and a gated driveway with parking for at least two cars and a substantial garage. The house is also serviced by a ground source heat pump system.

No smokers. 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	

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	



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