

HUDSON  
MOODY

# Scarcroft Road York YO23 1NE

**Rent:** £1,200 Per  
Calendar Month  
**Deposit:** £1,384  
**Furnishing:** Unfurnished  
**Council Tax Band:** A  
Available immediately



- Ground floor apartment
- Modern fitted kitchen with white goods
- Double bedroom
- Private courtyard with two external stores
- Council tax band A

- Fully renovated throughout
- Spacious living room with bay window
- Desirable location
- On street parking (permit required)
- Available immediately



Located to the South of York within walking distance to the much acclaimed 'Bishy Road,' is this beautifully presented ground floor one bedroom apartment. The property has been renovated to the high standard throughout.

The internal accommodation comprises a good sized living room, double bedroom. The fitted kitchen includes an array of contemporary wall and base units with white goods and complemented by stylish worktops. To finish the ground floor accommodation is a recently fitted bathroom suite.

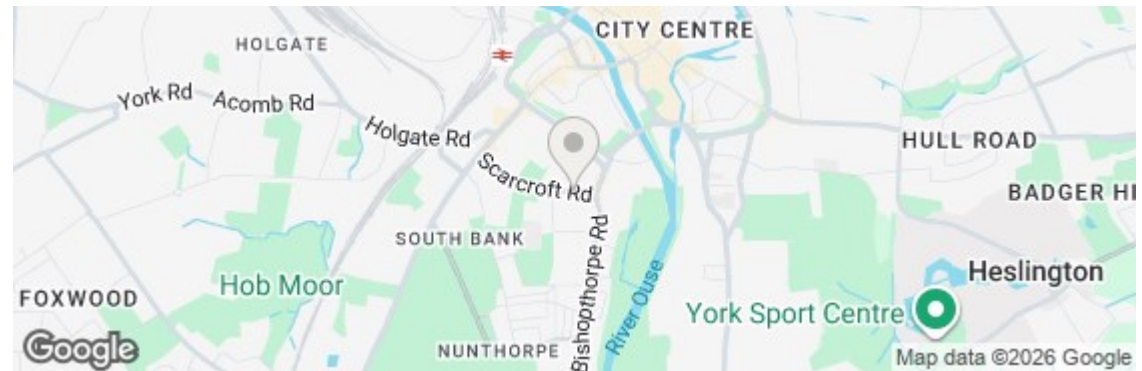
Externally, there is a private courtyard with two brick built stores. On street parking is available with a permit.

Council tax band A

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		63	76
(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 <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		



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