

HUDSON
MOODY

Malvern Avenue York YO26 5SG

Rent: £1,580 Per
Calendar Month
Deposit: £1,823
Furnishing: Unfurnished
Council Tax Band: C
Available immediately



- Semi detached house
- Additional loft space
- Galley kitchen
- Garage
- Council tax band C

- Three bedrooms
- Double reception room
- Rear enclosed garden with shed
- Off road parking
- Available immediately



A delightful three bedroom semi-detached house which has been recently refurbished.

The property has a spacious living/ dining area with French doors leading out to the garden, a fitted galley kitchen. To the first floor are two double bedrooms, single bedroom and family bathroom. There is also an excellent loft space available for multiple uses as it is kitted with electrics, lights and two velux windows. (loft ladders for access)

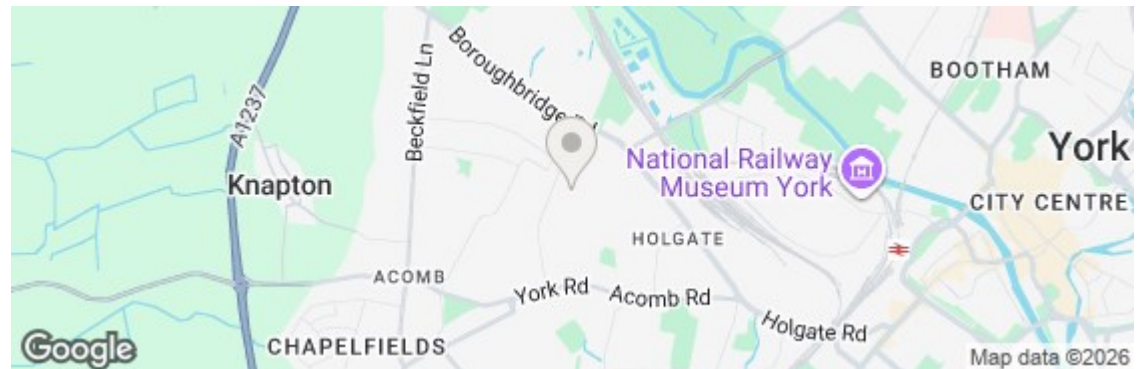
To the rear there is a shed and garage available for storage, off road parking to the front and an electric vehicle charging point.

Council tax band C

No Smokers. Pets considered. 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		69	75
		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	



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