

HUDSON
MOODY

West Moor Lane Heslington York YO10 5ER

Rent: £925 PCM
Deposit: £1,067
Furnishing: Furnished
Council Tax Band: A
Available immediately



- Terraced house
- Shower Room
- Kitchen with white goods
- Council tax band A

- Furnished
- Additional office space/ study
- Utility room
- Available immediately



One bedroom furnished 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 shower room 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, electric hob and under counter fridge. There is a useful utility area to the side of the kitchen with freezer & washing machine provided. An open staircase to the side of the room leads to the mezzanine double bedroom with a small study or dressing area off.

Council tax band A.

No Smokers, No Pets. Available immediately.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	96
(81-91) B	
(69-80) C	72
(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	

