

HUDSON  
MOODY

# Mill Mount York YO24 1BG

**Rent:** £1,650 PCM

**Deposit:** £1,903

**Furnishing:** Furnished

**Council Tax Band:** D

Available 26th August



- Top floor apartment
- Double bedroom
- Character property
- Communal gardens
- Council tax band D

- Furnished
- Spacious living room
- Desirable location
- Allocated parking space
- Available 29th August



An impressive furnished top floor situated in the centre of York. The property is set in private communal gardens a little off Tadcaster Road and offers easy access to the city centre, railway station and the A64.

Privately tucked away on the top floor, the property is accessed through into a spacious entrance hallway leading off to a large open plan living/ dining room, a modern fitted kitchen with white goods, the master bedroom with bathes in natural light, second bedroom/ office space and bathroom with shower over bath.

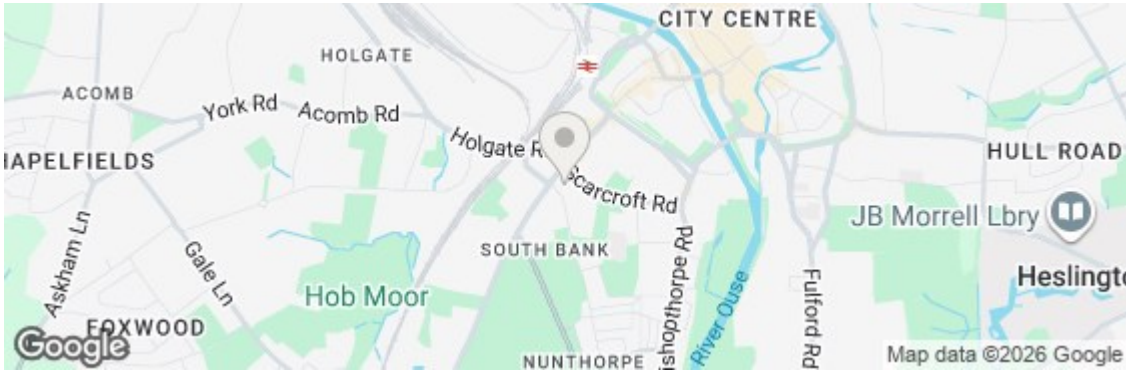
To the rear of the property there is a beautifully maintained landscaped communal garden and an allocated parking space in a private gated carpark.

Council tax band D

No Smokers. Available 29th August

| 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 | 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 | EU Directive 2002/91/EC |



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