

HUDSON
MOODY

Scrayingham York YO41 1JD

Rent: £1,200 PCM
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: C

Available early November



- Rural Semi-Detached Cottage
- 2 Reception Rooms
- Walled Garden
- Council tax band C
- 3 Bedrooms
- Bathroom
- Large garden areas extending to 3 sides of the house
- Available early November



3 bed traditional semi-detached cottage in attractive village setting. Fully modernised with wood burning stove and under floor heating. Large Garden – approx. 0.75 acre.

The property is situated in the Village of Scrayingham approximately 4 miles from Stamford Bridge and 12 miles from York and 8 miles from Malton. Scrayingham is an attractive quiet village with a church, village hall and riding school/livery yard. Wardle Cottage is a semi-detached period property of brick construction.

No smokers. Pets considered. Available early November.

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		
		86
	72	
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		
	36	36
England & Wales	EU Directive 2002/91/EC	

