

HUDSON  
MOODY

# Ashville Street York YO31 8RY

**Rent:** £1,200 PCM  
**Deposit:** £1,384  
**Furnishing:** Unfurnished  
**Council Tax Band:** B  
Available 17th August



- Mid Terrace House
- Open plan living room/ kitchen
- Unfurnished
- Short walk to city centre
- Available 17th August

- Two double bedrooms
- Modern bathroom suite
- Rear Courtyard
- Council tax band B



A superb two bedroom terraced property situated just a short walk from the city centre and the hospital.

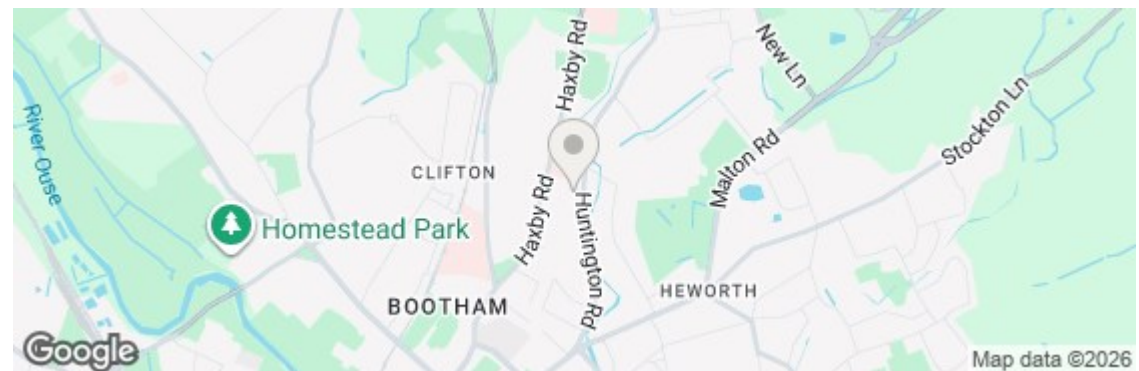
The property is tastefully decorated throughout and offers open plan living/ kitchen (with appliances), modern bathroom suite and two double bedrooms. To the rear is an easy to maintain courtyard and parking is available on street.

Council tax band B

No Smokers. Available 17th August

| Energy Efficiency Rating                    |  | Current                                                                             | Potential |
|---------------------------------------------|--|-------------------------------------------------------------------------------------|-----------|
| Very energy efficient - lower running costs |  |                                                                                     |           |
| (92 plus) A                                 |  |                                                                                     | 90        |
| (81-91) B                                   |  |                                                                                     |           |
| (69-80) C                                   |  |                                                                                     |           |
| (55-68) D                                   |  |                                                                                     |           |
| (39-54) E                                   |  |                                                                                     |           |
| (21-38) F                                   |  | 75                                                                                  |           |
| (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                                                             |           |
|  |           |



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