

HUDSON  
MOODY

# Millfield Road York YO23 1NH

**Rent:** £1,275 PCM  
**Deposit:** £1,471  
**Furnishing:** Unfurnished  
**Council Tax Band:** D

Available 3rd April



- Traditional terraced house
- Converted loft
- Rear courtyard
- Deceptively spacious
- Council tax band D

- Three double bedrooms
- Kitchen and utility space
- Two reception rooms
- On street parking (permit required)
- Available 3rd April



A spacious 3/4 bedroom terraced house with office space, situated within one of York's most sought after residential areas.

An entrance hall with original mosaic tiled floor leads to a living room and separate dining room. which opens to a kitchen with a utility room to the rear. To the first floor there are two double bedrooms, a further bedroom/ office space with shower room off. A further double bedroom can be found in the converted loft space. Externally there is an enclosed rear courtyard with a storage shed and parking is available on the road (permit required)

Council tax band D.

No Smokers, No Pets & No Students. Available 3rd April

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			
<b>England &amp; Wales</b>		56	82
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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