

HUDSON
MOODY

Manor Farm Skirpenbeck York YO41 1HF

Rent: £1,950 PCM
Deposit:
Furnishing: Unfurnished
Council Tax Band: F
Available 5th July



- 5 Bedroom House
- Kitchen.
- 2 En-suite Shower Room
- Garden with Attractive Views
- Council Tax Band F

- Superb sized Living/Dining Room
- Utility. Ground Floor WC
- Family Bathroom
- Rural Setting
- Available 5th July



A spacious newly converted detached house, still retaining original features, located in an attractive rural setting, tucked away down a private drive.

To the ground floor is an entrance hall, utility room, downstairs cloakroom, kitchen and a good sized living/dining room. The ground floor also benefits from under floor heating. To the first floor is an L shaped landing with doors leading 5 bedrooms and a family bathroom. Bedrooms 1 and 2 both have the bonus of an en-suite shower room.

There is a large enclosed gravel and lawned area to the front and side of the property with views over a grass paddock to a wooded beck. A sandstone paved terrace, two traditional pantile and stable type sheds and ample space for parking.

Council tax band F.

No smokers. Pets considered with landlords prior consent but no cats. Available: 5th July.

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			
		77	82
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		



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