

HUDSON  
MOODY

# Amberley Street York YO26 4SB

**Rent:** £1,450 PCM

**Deposit:** £1,673

**Furnishing:** Furnished

**Council Tax Band:** B

Available 1st September.



- 2-bed terrace
- 2 spacious double bedrooms
- Rear yard
- Council tax band B

- Furnished
- High finish throughout
- Located just off the A59
- Available 1st September



Stunning 2-bedroom terraced house, offered fully furnished and finished to an immaculately high standard.

The modern interior features stylish decor and high-quality fittings throughout, boasting two spacious double bedrooms, a cozy living room, and a separate dining room. The property includes a well-appointed kitchen and a bathroom with modern fixtures, and a private rear yard providing outdoor space.

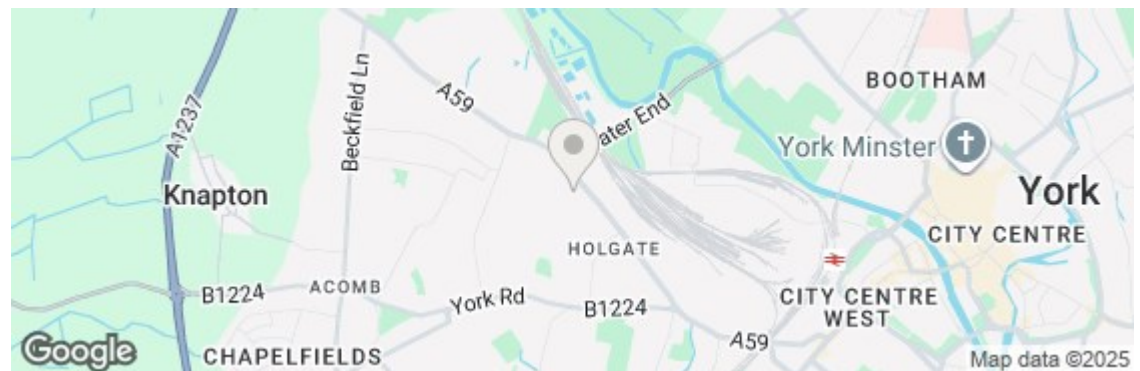
Located just off Poppleton Road (A59), the property has great links to the town centre, train station and the ring road. There are also a number of local amenities nearby.

Council tax band B.

No smokers, no pets. Available 1st September.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		71
(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	

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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