

HUDSON  
MOODY

# Queen Victoria Street York YO23 1HW

**Rent:** £1,250 PCM  
**Deposit:** £1,442  
**Furnishing:** Unfurnished  
**Council Tax Band:** B  
Available immediately



- Traditional terraced house
- Modern kitchen with appliances
- Three bedrooms
- Rear courtyard
- Council tax band B

- Desirable location
- Three piece white bathroom suite
- Newly decorated
- On street parking
- Available immediately



An exceptional & smartly refurbished three bedroom terraced house situated in the South Bank area. Ideal for access to the city centre, A64 and the train station.

The property renovation is finished to a high standard throughout including new modern kitchen and bathroom suites.

To the ground floor is the living room, kitchen/ diner with appliances, and ground floor bedroom. To the first floor are two double bedrooms and a new three piece bathroom suite.

Externally there is a small courtyard to the rear and on street parking with no restrictions is available at the front.

Council tax band B

No Pets, No Smokers. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C		
(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		87
(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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