

HUDSON  
MOODY

# Scott Street York YO23 1NS

**Rent:** £2,400 Per  
Calendar Month  
**Deposit:** £2,769  
**Furnishing:** Furnished  
**Council Tax Band:** C  
Available immediately



- Furnished terraced house
- Two double bedrooms and converted loft space
- Fitted kitchen with white goods and small appliances
- Open plan living/ dining room
- Council tax band C

- Popular location
- Immaculately presented
- Modern bathroom with separate bath and shower cubicle
- On street parking (permit required)
- Available immediately



A stunning three bedroom terraced house for rent offered on a fully furnished basis.

The property is situated in a particularly sought after area of York just off Bishopthorpe Road. There is a good parade of specialist shops and amenities available close by and easy access to York city centre by road and via pleasant riverside walks through Rowntrees Park, a leafy public park with features such as playgrounds, picnic areas, tennis courts and a sizable lake. York railway station lies a short distance away and there are a number of good primary and secondary schools in the area.

The property offers accommodation over three floors and is accessed via the entrance hallway with original tiled floors leading off to the exceptional open plan living/ dining room. To the rear is an extended fitted kitchen with French doors leading out to the rear courtyard and a skylight which allows plenty of natural light to flood the room. There is also a downstairs cloakroom off. To the first floor is the master bedroom with bespoke wardrobes and Jack & Jill access to the main bathroom and second double bedroom.

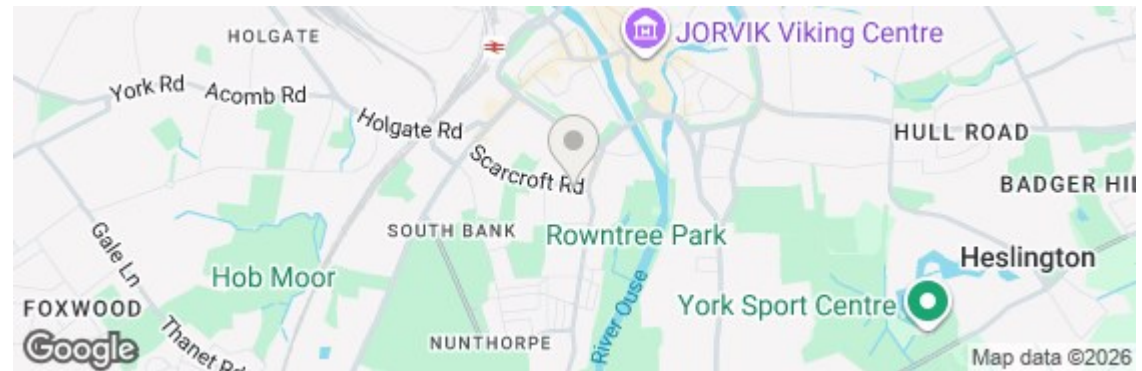
To the second floor is the converted loft space which can be used as third bedroom or an excellent office space.

Council tax band C

No smokers. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		60	76
(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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