

HUDSON  
MOODY

# Carlton Avenue York YO10 3JZ

**Rent:** £1,500 PCM  
**Deposit:** £1,730  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Semi detached house
- Three reception rooms
- Gardens front and rear
- Kitchen with white goods and breakfast bar
- Council tax band C

- Recently refurbished
- Three bedrooms
- Off road parking
- Good location for university
- Available immediately



A sizeable 3-bed semi-detached house with front and rear gardens and off-road parking. Internally, the property comprises of 2 spacious double bedrooms, a single bedroom/office and bathroom with separate WC upstairs. To the ground floor can be found the large kitchen and three bright open reception rooms.

Located just off the Hull Road with a range of amenities nearby and easy access to the university and the A64.

Council tax band C.

No smokers, no pets. 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			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	61	79

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		



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**