

HUDSON  
MOODY

# Greencliffe Drive York YO30 6LA

**Rent:** £1,700 PCM  
**Deposit:** £1,961  
**Furnishing:** Furnished  
**Council Tax Band:** D  
Available 7th August



- Furnished house
- Two bathrooms
- Kitchen with integral appliances
- Quiet location
- Council tax band D

- Three bedrooms
- Large reception room
- Off road parking
- Close to city centre
- Available 7th August



Furnished three bedroom terraced house located close to Clifton Green.

Set over two floors the property is accessed into an entrance hallway leading to the spacious living room and modern kitchen suite with integral appliances. To the first floor are master bedroom with ensuite shower room, further double bedroom, good sized single room and family bathroom.

Externally there are two off road parking spaces and courtyard garden.

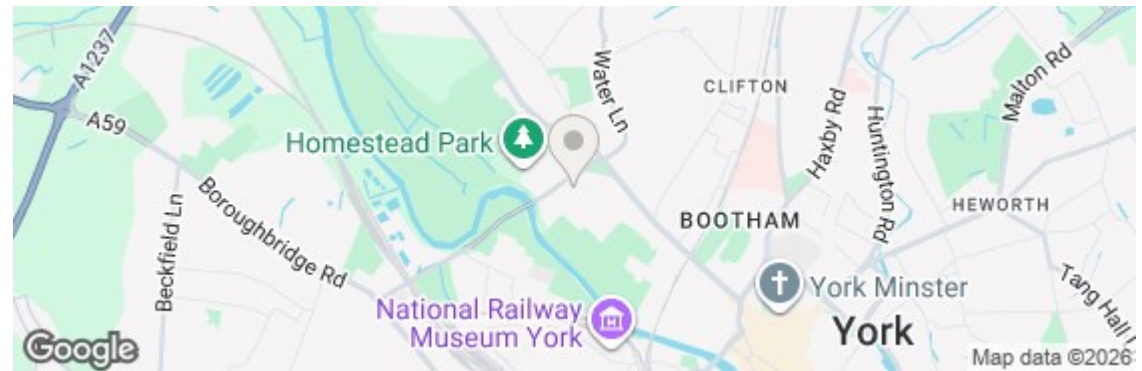
**\*\* PLEASE NOTE THIS IS NOT A HMO\*\***

Council tax band D

No smokers. Available 7th August

| 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 |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC | 81        |

| 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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