

HUDSON  
MOODY

# The Manor Beeches Dunnington York YO19 5PX

**Rent:** £1,250 PCM  
**Deposit:** £1,384  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available



- Detached bungalow
- Two double bedrooms
- Modern kitchen with white goods
- Lawn gardens to front & rear
- Council tax band

- Cul-de-sac location
- Two reception rooms
- Unfurnished
- Off road parking and garage
- Available 18th August



A smartly presented two bedroom detached bungalow in the popular village location of Dunnington. Situated on a quiet cul-de-sac the property is ideally situated for access onto the A64 and a short drive into York City Centre.

The property has a fine finish throughout including a modern kitchen suite which comes with appliances. The property is accessed into the kitchen with doors leading off to the lounge and dining room. From there is a small hallway which leads to two good sized double bedrooms along with a relatively new shower room.

Externally there is off road parking for at least two vehicles and a garage. A good sized lawn garden to the front and landscape garden to the rear with a summerhouse.

Council tax band D

No Pets, No Smokers. Available 18th 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	85

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	

