

HUDSON  
MOODY

# Malvern Avenue York YO26 5SG

Rent: £1,580 Per  
Calendar Month  
Deposit: £1,823  
Furnishing: Unfurnished  
Council Tax Band: C  
Available immediately



- Semi detached house
- Additional loft space
- Galley kitchen
- Garage
- Council tax band C

- Three bedrooms
- Double reception room
- Rear enclosed garden with shed
- Off road parking
- Available immediately



A delightful three bedroom semi-detached house which has been recently refurbished.

The property has a spacious living/ dining area with French doors leading out to the garden, a fitted galley kitchen. To the first floor are two double bedrooms, single bedroom and family bathroom. There is also an excellent loft space available for multiple uses as it is kitted with electrics, lights and two velux windows. (loft ladders for access)

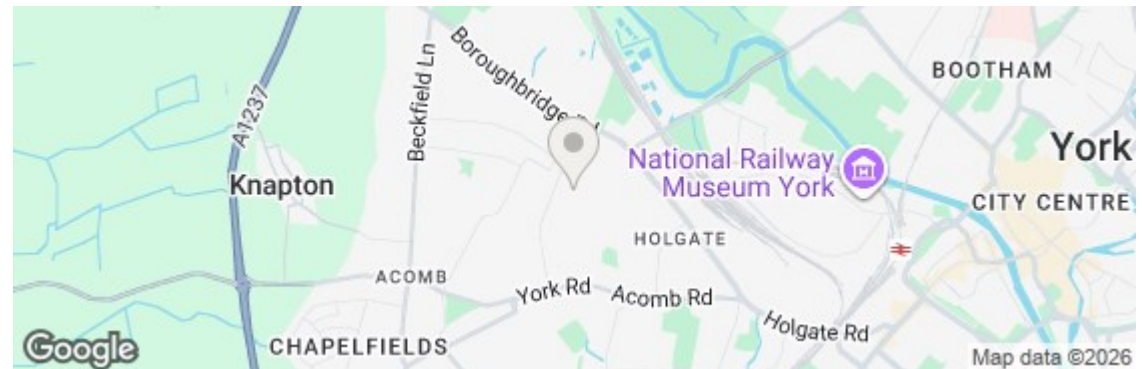
To the rear there is a shed and garage available for storage, off road parking to the front and an electric vehicle charging point.

Council tax band C

No Smokers. Pets considered. 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>		69	75
	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			
<b>England &amp; Wales</b>			
	EU Directive 2002/91/EC		



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