

HUDSON
MOODY

The Crescent Green Hammerton York YO26 8BW

Rent: £1,400 PCM
Deposit: £1,615
Furnishing: Unfurnished
Council Tax Band: C
Available 3rd July



- Semi detached house
- Extended kitchen/ diner
- Gardens to front & rear
- Garage
- Available 3rd July

- Three bedrooms
- Two bathrooms
- Off road parking
- Excellent commuter location



A fantastic three bedroom semi detached house in the picturesque village of Green Hammerton. The property features a modern ground floor extension that makes for an outstanding kitchen/ diner which is the central focus of the house and a downstairs shower room. Also on the ground floor is the main reception room. To the first floor two double bedrooms, single bedroom and family bathroom.

Externally there is good sized lawn garden with a shed and patio area to the rear. To the front is a small lawn, off road parking for at least two vehicles and single garage.

Green Hammerton is a quaint village in North Yorkshire with a primary school. Post Office and village store and a public house. It lies approximately 9 miles to the west of York city centre and 6 miles east of Wetherby. It is particularly well placed for the commuter, lying just off the A59 leading to Harrogate, York and to the A1. There are also two nearby train stations in Cattal & Kirk Hammerton and buses running throughout the day.

No smokers. Available 3rd July

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		50	
(21-38) F			
(1-20) G			67
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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