

HUDSON  
MOODY

# Fetter Lane York YO1 6EH

**Rent:** £1,195 PCM  
**Deposit:** £1,378  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available immediately



- Second Floor Apartment
- House Bathroom
- Sought After Location
- Communal Garden
- Council tax band D

- Living Area with Breakfast Kitchen Off
- Two Double Bedrooms
- Close to Micklegate and City Centre
- Allotted Car Parking
- Available immediately



A top floor apartment in a modern development that overlooks Fetter Lane, situated in the popular and sought after Bishophill area of York. The property lies within easy reach of vibrant Micklegate with its many shops and restaurants and a short walk across the River Ouse to the city centre.

A communal staircase leads up to the apartment. Upon entering you are welcomed by the spacious reception hall leading off to the living room offering ample space for seating arrangements. The fitted kitchen has plenty of room for a small breakfast table. The bathroom is fitted with a white suite and there are two double bedrooms.

The development is set within well-maintained grounds, featuring attractive gardens with sunny seating areas. In addition, there is an allocated undercroft parking space.

Council tax band D

No smokers or 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 |                         |                         |
| England & Wales                             | EU Directive 2002/91/EC | 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 |                         |                         |
| England & Wales                                                 | EU Directive 2002/91/EC | EU Directive 2002/91/EC |



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