

HUDSON  
MOODY

# Goodramgate York YO1 7LF

**Rent:** £785 PCM  
**Deposit:** £905  
**Furnishing:** Unfurnished  
**Council Tax Band:** B

Available immediately for a minimum 12 month agreement



- First floor flat
- Two bedrooms
- Shower room
- Council tax band B

- City centre location
- Kitchen with appliances
- Shower Room
- Available immediately



A charming two bedroom apartment situated on Goodramgate in the heart of the city centre.

The property has recently had some renovation works and comprises of two bedrooms, lounge, kitchen with white goods and shower room.

**\*\*Rent is inclusive of water rates\*\***

Council tax band B

No Smokers, No Students & No Pets. Available immediately for a minimum 12 month agreement

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		47	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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		35	
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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