

HUDSON  
MOODY

# Martins Court York YO26 4WS

**Rent:** £1,600 PCM  
**Deposit:** £1,846  
**Furnishing:** Furnished  
**Council Tax Band:** C  
Available immediately



- 2nd floor apartment
- Two double bedrooms
- Modern kitchen with integral appliances
- Juliet balcony
- Available immediately

- Furnished
- Shower room
- Spacious living/ dining area
- Off road parking space
- Council tax band C



An impressive 2 double bedroom furnished apartment within easy access of the city centre and railway station.

Located on the 2nd floor this newly refurbished apartment has a spacious living/ dining area with Juliet balcony and flooded with natural light but also comes with black out blinds. A modern fitted kitchen with new integral appliances including a dishwasher, two double bedrooms with double beds & wardrobes and new shower room with spacious walk in shower.

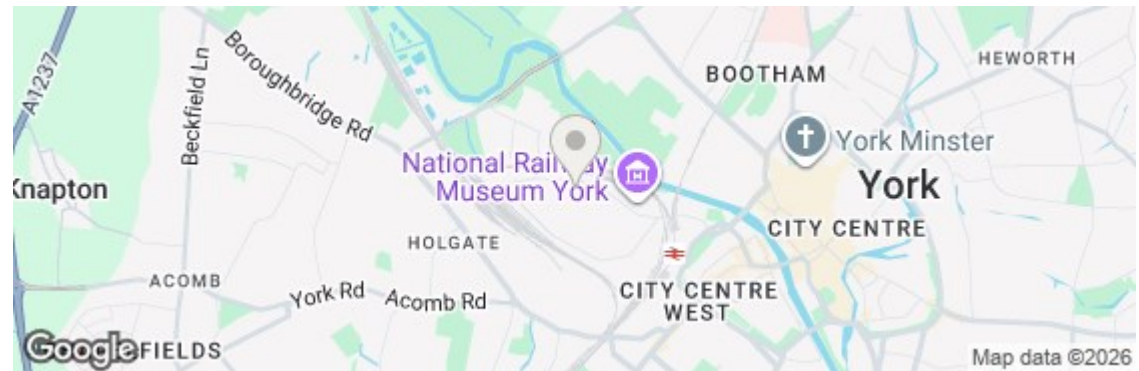
Externally there is one allocated parking space.

Council tax band C.

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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80	82

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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