

HUDSON
MOODY

Water Lane Clifton Moor York YO30 6PQ

Rent: £1,300 PCM
Deposit: £1,500
Furnishing: Unfurnished
Council Tax Band: C
Available immediately



- Detached house
- Two reception rooms
- 3 double bedrooms
- Rear Courtyard
- Council tax band C

- Newly renovated
- Modern kitchen suite & utility room
- Family bathroom
- Off street parking
- Available immediately



An opportunity to rent a newly renovated traditional period house situated within easy access of York city centre.

Incorporating traditional features with a more modern interior this spacious house is a unique addition to the rental market. The accommodation is arranged over three floors and briefly comprises: Entrance vestibule leading through to a sitting room with log burner, second reception room, modern fitted kitchen and utility room to the ground floor whilst to the first floor there are two double bedrooms and house bathroom. To the top floor is the converted loft space offering a third bedroom with bespoke storage space. To the rear of the property is an enclosed courtyard and off street car parking space.

Council tax band C. Water rates are inclusive.

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	77

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		
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