

HUDSON  
MOODY

# Scrayingham York YO41 1JD

**Rent:** £1,000 PCM  
**Deposit:** £1,153  
**Furnishing:** Unfurnished  
**Council Tax Band:** D



- Modern Traditional Style Cottage
- Sitting Room. Dining Room
- 2 bathrooms
- Lawned Garden
- Council tax band D

- Attractive Village Location
- 3/4 Bedrooms
- Kitchen
- Parking
- Available 5th October



South Farm Cottages are set in the centre of the quiet, attractive and popular village of Scrayingham, approximately 10 miles from York and 9 miles from Malton.

The property provides full modern insulation; double glazed windows throughout, under floor heating on the ground floor; radiators and heated towel rails on the first floor; solar panels to assist with water heating; ceramic tiled floor coverings to all the ground floor except the sitting room and natural traditional floorboards to first floor. In brief the property consists of:

Living Room, Dining Room, Cloakroom, Kitchen, Four bedrooms (one with en-suite) and family bathroom. There are also gardens and off road parking available.

Council tax band D.

Dogs considered. Available 5th October.

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	77	85

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	77	78



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