

HUDSON  
MOODY

# Thornton Road York YO19 4AB

**Rent:** £1,700 PCM  
**Deposit:** £1,961  
**Furnishing:** Unfurnished  
**Council Tax Band:** E  
Available immediately



- New build
- Excellent location for school catchment
- Three bathrooms
- Kitchen/ diner
- Council tax band E

- Four bedroom detached house
- Off road parking
- Enclosed garden
- Garage
- Available immediately



A brand new 4 bedroom detached new build property located on the Germany Beck site situated in the extremely popular and sought after Fulford area of York.

This property is accessed into a bright hallway with storage cupboard. From here there is a spacious living room and to the other side is the fitted kitchen/ diner with access to a downstairs cloakroom and French doors leading out the garden. On the first floor are two good sized bedrooms both with built in wardrobes and en-suite shower rooms. There are a further two bedrooms and family bathroom.

Externally the property has an enclosed lawn garden, garage and parking available for two vehicles.

Council tax band E

No smokers. Pets considered. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		84	
(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	

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	



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