

HUDSON  
MOODY

# Huntington Mews York YO31 8JB

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

Available immediately for a  
minimum 12 month tenancy



- Three bedroom house
- Excellent condition
- Two bathrooms
- Rear Courtyard
- Council tax band C

- Semi detached
- Kitchen/ Diner
- Downstairs Cloakroom
- Two allocated parking spaces
- Available immediately



An exceptionally presented three bedroomed semi detached house conveniently situated for city centre, Nestle and the Hospital The property is offered unfurnished and comprises of spacious living room, kitchen/ diner with french doors leading out to the enclosed courtyard and cloakroom. To the first floor are two double bedrooms both with wardrobes, the master suite has an ensuite shower room, further single bedroom and family bathroom.

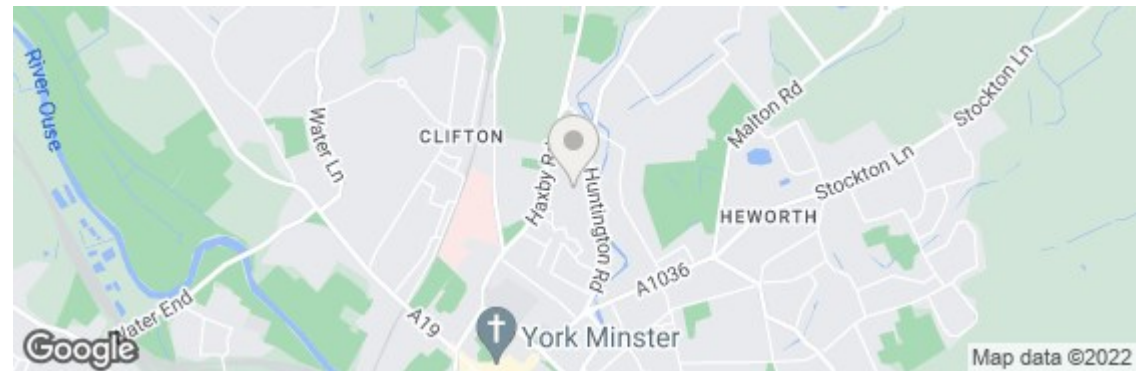
Externally there is a rear courtyard with shed and two allocated parking bays.

Council tax band C (£1646.62 per annum)

No Pets, No Smokers, No Students. Available immediately for a 12 month tenancy.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(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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