

HUDSON  
MOODY

# Toft Green York YO1 6AD

**Rent:** £1,700 PCM  
**Deposit:** £1,961  
**Furnishing:** Part furnished  
**Council Tax Band:** D  
Available immediately



- Exceptional Fourth Floor Apartment in the Heart of The City
- Engineered Oak Flooring
- Master Bedroom with En-Suite
- Easy Access to The Station and City Centre
- Part furnished
- Fully Fitted Kitchen with Integrated Appliances
- Impressive Open Plan Living Area
- Family Bathroom
- Concierge Service
- Available immediately



A smart part furnished two bedroom furnished apartment in the prestigious Hudson Quarter Development.

Completed to the highest specification and enjoying views towards the communal gardenes is this attractive fourth floor apartment. The entrance hallway with store cupboard, provides access to the stylish open plan living/dining area with contemporary kitchen. Integral NEFF appliances are included and the area is further enhanced by the sile stone worktops and matching splash backs. A bespoke sile stone topped island with breakfast bar.

The master bedroom comes with King Size bed, side units, integral wardrobe has the benefit of an en-suite shower room. Second bedroom comes with a double bed. The separate bathroom is fully tiled with shower over bath and built in, mirrored, vanity unit and thermostatically controlled heated towel rail.

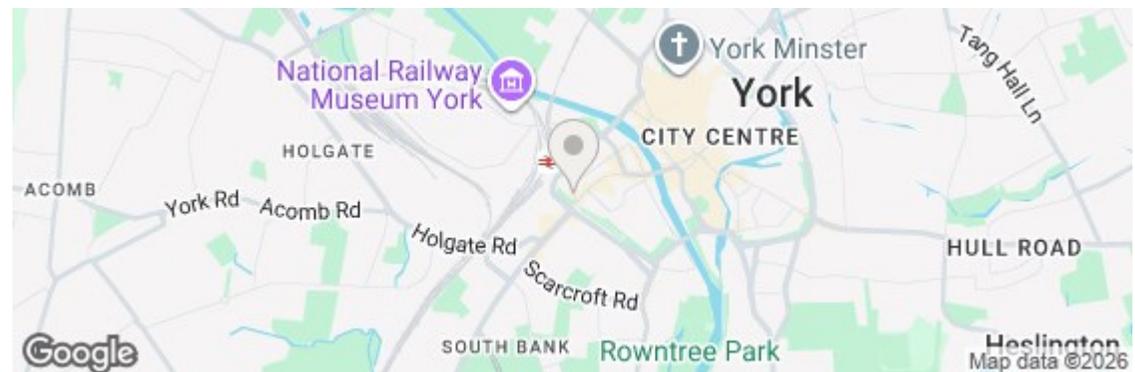
The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. There is also a secure bicycle store and 7 day a week concierge.

Council tax band D

No Pets, No Smokers. 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	<b>86</b>	<b>86</b>

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		



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**