

HUDSON  
MOODY

# Kensington Street South Bank York YO23 1JA

**Rent:** £1,100 PCM  
**Deposit:** £1,269  
**Furnishing:** Unfurnished  
**Council Tax Band:** B  
Available immediately



- Traditional terraced house
- Newly installed boiler
- Two double bedrooms
- Fitted kitchen with white goods
- Council tax band B

- Newly refurbished
- Two reception rooms
- Close to Knavesmire
- White bathroom suite
- Available immediately



A well proportioned and newly renovated two bedroom terraced house located close to Rowntree Park and the Racecourse with local schools just a short walk away.

The property benefits from new carpets and decorating throughout and a new boiler. The house is accessed directly into the first reception room, to the rear is a further reception room with a galley kitchen off. To the top floor is a three piece white bathroom suite with shower over bath and two double bedrooms each with built in storage space.

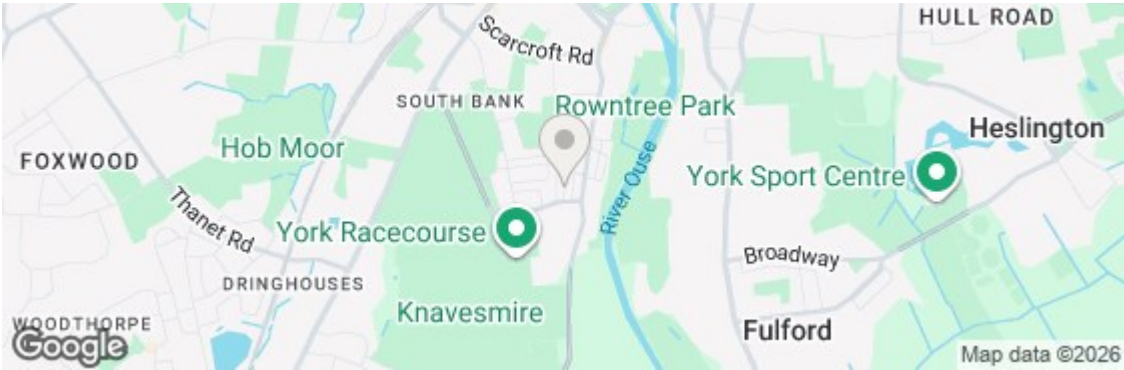
Parking is available on street but will require a permit

Council tax band B

No Smokers, no 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	81

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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