

HUDSON  
MOODY

# Nunthorpe Road York YO23 1BP

**Rent:** £1,400 PCM  
**Deposit:** £1,615  
**Furnishing:** Unfurnished  
**Council Tax Band:** B

Available immediately for a minimum 12 month agreement



- Stunning Period Terrace
- Full Programme of Restoration Undertaken
- Ground Floor Bathroom
- Excellent Location Close to Bishopthorpe Road Shops and Restaurants
- Council tax TBC

- High Specification Fixtures and Fittings
- Two Double Bedrooms
- Two reception rooms
- On street parking
- Available immediately



A beautifully restored VICTORIAN TERRACED HOUSE designed to retain many of the charming original features but with a contemporary feel throughout. Ideally situated just off Scarcroft Road for its close proximity to Bishy Road, city centre and train station.

To the front of the property is the light and spacious living room with sash bay windows overlooking the forecourt. The hallway leads through to the separate dining room overlooking the garden. Beyond the dining room is the kitchen incorporating a slimline dishwasher, washer dryer, SMEG oven with induction hob and fridge/freezer. The stylish bathroom lies to the rear of the kitchen with partially tiled walls and a modern white suite with Lusso Stone shower over the bath. The staircase leads to the first floor landing, off which are two generous double bedrooms. To the rear of the house is a good sized, sunny, south west facing gravelled courtyard with raised flower bed, useful brick storage sheds.

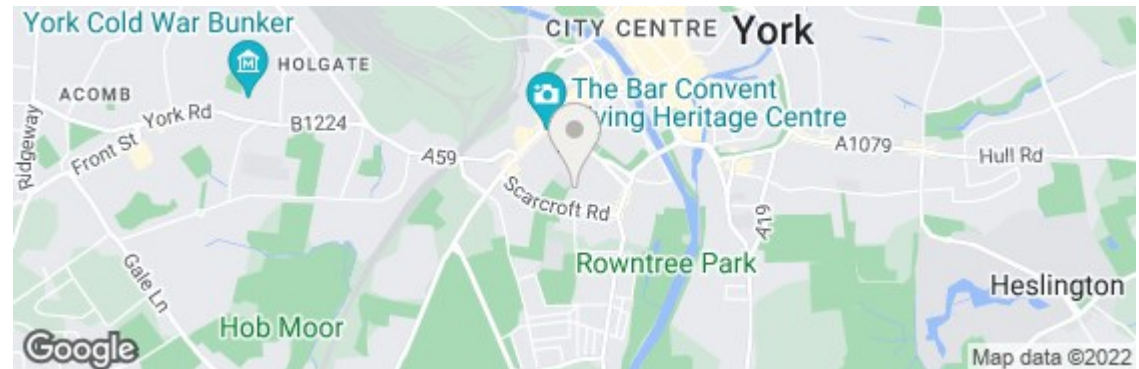
The house has been carefully restored and retains many of its original features including internal doors, fireplaces and cornicing along with new additions that are faithful to the style of the building such as double glazed timber sash windows and cast iron radiators throughout.

Council tax band TBC.

No Pets, No Smokers. Available immediately for a minimum 12 month agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	80

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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