

HUDSON
MOODY

Lawrence Street York YO10 3DZ

Rent: £1,100 Per
Calendar Month
Deposit: £1,269
Furnishing: Furnished
Council Tax Band: A
Available immediately



- Charming Ground Floor Apartment
- Shared Forecourt and Rear Yard
- Spacious Living Room with Bay Window and Fireplace
- Double Bedroom
- Council tax band A

- Furnished
- Easy Access to City Centre
- On Street Permit Parking Available
- Stylish Modern Bathroom
- Available immediately



Situated within an attractive period property, this spacious one-bedroom ground floor apartment combines charming original features with modern interiors. The property is available furnished. Accessed via a shared forecourt and communal entrance hall, the apartment benefits from its own private front door leading into the entrance hallway, providing access to all rooms.

To the front of the property is the impressive living room with bay window. The galley-style kitchen is fitted with a range of modern wall and base units, complemented by an integrated oven and white goods. The well-proportioned double bedroom offers generous accommodation with ample space for freestanding bedroom furniture, while the contemporary bathroom is fitted with a white three-piece suite comprising a panelled bath with electric shower and glass shower screen.

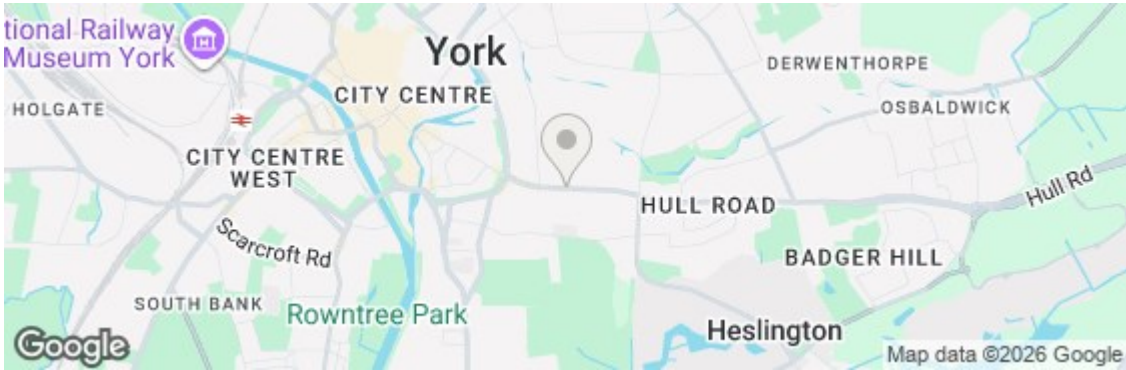
Conveniently located within easy reach of a wide range of local shops, cafés and everyday amenities, the property also enjoys excellent access to the city centre, offering an extensive selection of shopping, restaurants, leisure facilities and transport links.

Council tax band A

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		
England & Wales	EU Directive 2002/91/EC	74

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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