

HUDSON  
MOODY

# Eboracum Way York YO31 7SR

**Rent:** £1,400 Per  
Calendar Month  
**Deposit:** £1,615  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available Immediately



- Impressive Fourth Floor Apartment
- Large Reception Hall
- Double Bedroom
- Huge Master Bedroom Suite with Shower Room
- Close to York City Centre

- Allocated parking space
- Open Plan Living, Kitchen and Dining Area
- Balcony with Minster Views
- Communal Gardens and Riverside Walks
- Available immediately



A superb fourth floor apartment situated in a prestigious development just off Heworth Green and within easy reach of York city centre.

This two bedroom apartment has been superbly maintained and provides spacious accommodation including a magnificent master bedroom suite, open plan living areas and a balcony giving panoramic cityscape views. The open-plan living, dining, and kitchen area is bright and contemporary, featuring integrated double ovens, microwave, inbuilt coffee machine, washing machine, dishwasher, and fridge freezer. A central island includes a double ceramic hob, inset sink, and additional storage. A glazed door leads to a private balcony with views towards York Minster.

The reception hall also gives access to two double bedrooms, including a generous principal bedroom with en-suite shower room, alongside a stylish house bathroom.

Additional benefits include secure underground parking.

Council tax band D

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	73	80

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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