

HUDSON
MOODY

Main Street Newton On Derwent York YO41 4DB

Rent: £2,500 PCM
Deposit: £2,884
Furnishing: Unfurnished
Council Tax Band: F
Available immediately



- Stunning barn conversion
- Four double bedrooms
- Fitted kitchen design by Kutchenhaus
- Spacious entrance hallway
- Garden & patio

- Fully renovated throughout
- Two ensuites
- Two reception rooms
- Garage & ample off road parking
- Available immediately



A stunning four bedroom barn conversion in the rural village of Newton on Derwent.

The property has undergone a full renovation throughout, providing an exquisite mix of modern fixtures with some of the original features. One of its striking features is the number of windows which allows the property to bathe in sunlight from every corner of the house.

The property can be entered either through the side or front. The side entrance leads directly into the utility room which has ample storage, stainless steel sink, plumbing for a washing machine and downstairs cloakroom. This leads into the exquisite kitchen/ diner which has been tastefully designed by Kutchenhaus with integral appliances. Off the kitchen is a good sized reception room which leads on to the entrance hallway. This generous space showcases the feature brick wall, exposed beams and wooden staircase leading to the first floor. Finally there is the living room which come with a functioning coal fire.

To the first floor is the master bedroom with walk in cupboard, bespoke integral wardrobes and ensuite bathroom with separate shower cubicle and free standing bath. Second double bedroom with bespoke wardrobes and ensuite shower room, two further double bedrooms and family bathroom.

Externally there is an enclosed lawn garden to the rear of the property and a small paved patio area off the kitchen/ diner. There is ample off road parking.

Council tax band TBC

No Smokers. Pets considered. 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	EU Directive 2002/91/EC

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

