

HUDSON
MOODY

Ingleton Walk York YO31 0PU

Rent: £1,400 PCM
Deposit: £1,615
Furnishing: Unfurnished
Council Tax Band: C
Available immediately



- 3-bed semi-detached house
- 2 large bedrooms with storage
- Neat modern rear garden
- Freshly decorated
- Council tax band C

- Spacious living room and front reception
- Smaller room with built-in bed
- Conservatory, shed and annex
- Ample off-road parking for 3 cars
- Available immediately



Newly decorated 3-bed semi-detached house. Upon entering, there is a spacious hallway branching off to a front reception room, modern kitchen and large living room that leads into the conservatory.

Upstairs, the property boasts a bright bathroom, two good-sized double bedrooms with storage, and a smaller bedroom with built-in bed.

A neat modern garden can be found to the rear, complete with a shed and side-of-house annex room.

To the front of the property is a large concrete drive and gravel space with parking for at least 3 cars.

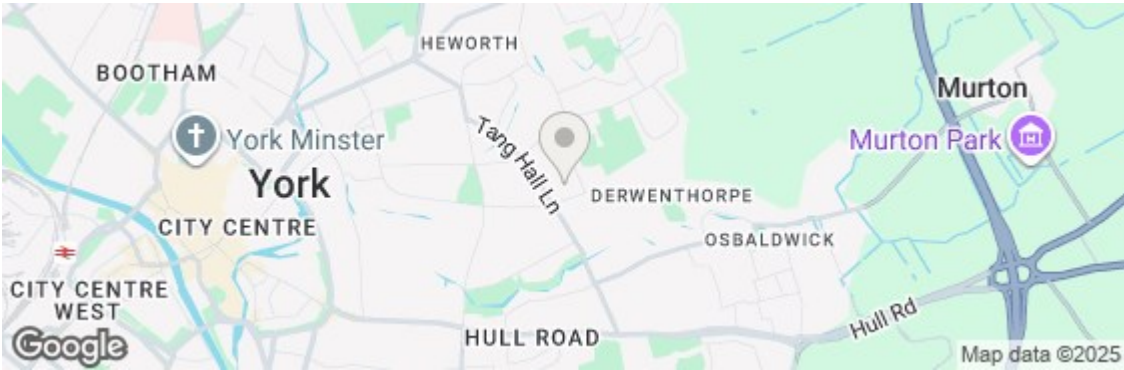
The property is situated on a quiet cul-de-sac, located with good access to the University of York.

Council tax band C.

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	80

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	



York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com