

HUDSON
MOODY

Monkton Road York YO31 9AJ

Rent: £1,075 PCM
Deposit: £1,240
Furnishing: Unfurnished
Council Tax Band: A

Available 1st September



- Semi detached house
- Newly decorated throughout
- Modern kitchen suite
- Off road parking
- Available 1st September

- Two double bedrooms
- Two reception rooms
- Garden with storage
- Council tax band A



****FULLY BOOKED FOR VIEWINGS****

A good sized two bedroom semi detached house situated which is currently being decorated throughout.

The property is arranged over two floors with a spacious living room and open plan kitchen/ dining room on the ground floor. To the first floor are two double bedrooms and bathroom.

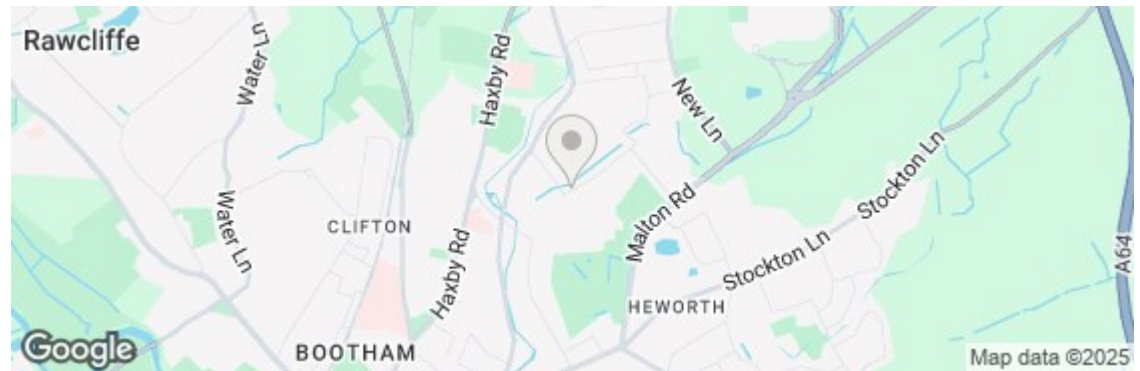
Externally there is a garden to the rear with storage and a off road parking at the front for two vehicles.

Council tax band A

No smokers or pets. Available 1st September

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		71	78
		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			
(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