

HUDSON  
MOODY

# Livingstone Street York YO26 4YH

**Rent:** £715 PCM  
**Deposit:** £825  
**Furnishing:** Unfurnished  
**Council Tax Band:** A  
Available immediately



- Modern Fittings
- Parking on street
- Kitchen with integral appliances
- Single occupancy
- Available immediately

- Ground floor studio
- Private entrance
- Pull down double bed
- Council tax band A



Hudson Moody are proud to offer to market this studio apartment forming part of a renovated development. The apartment is situated for good access to the train station & City Centre.

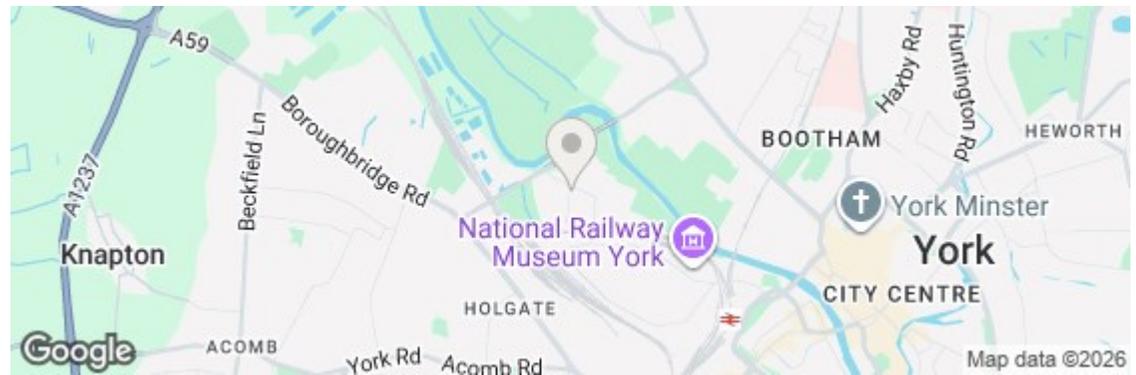
This ground floor property has its own private entrance and consists of; Open plan kitchen/ living/ bedroom space including integral appliances, pull down double bed and shower room. The property has modern and efficient electric heaters and double glazing throughout. Externally parking is on street with no restrictions.

Single occupancy only

No Pets, No Smokers, No Children. 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		55	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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