

HUDSON
MOODY

Toft Green York YO1 6AD

Rent: £1,650 PCM
Deposit: £1,903
Furnishing: Unfurnished
Council Tax Band: D
Available immediately



- ****50% off first months rent if occupied by 31st March****
- Two double bedrooms
- Modern fixtures & fittings
- Onsite concierge
- Available immediately

- Second floor apartment
- Two bathrooms
- Open plan kitchen/ living area
- Council tax band D
- Close to city centre & train station



****50% off first months rent if occupied by 31st March**** An exceptional first floor two bedroom apartment in the magnificent Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

Accessed by lift or stairs, the inner hallway with recessed shelving and engineered oak flooring entices you into the open plan living/dining/kitchen space. Large double windows provide picture perfect views of the communal gardens. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area and side window enhances the feeling of light and space. In addition there is a storage cupboard in the hallway housing a washer/dryer.

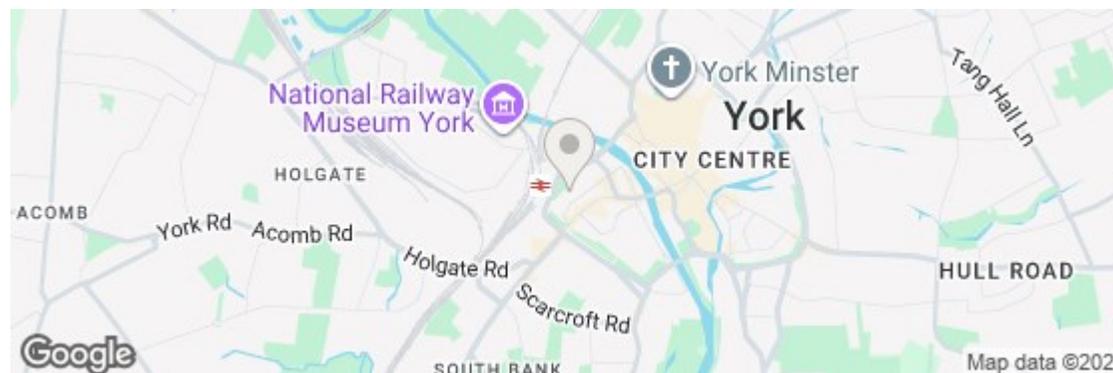
The master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has an en-suite shower room off the bedroom. The second double bedroom comes with fitted wardrobes. The generous house bathroom includes a mirrored vanity storage unit and heated towel rail.

The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge.

No Pets, 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	86	86

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		



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