

HUDSON
MOODY

Sandringham Street York YO10 4BA

Rent: £2,000 PCM
Deposit: £2,307
Furnishing: Unfurnished
Council Tax Band: D
Available 1st October



- Traditional Victorian Terraced House
- Additional Utility Space and Separate WC.
- Two First Floor Double Bedrooms
- Master Bedroom with En-Suite Shower Room
- Council tax band D
- Open Plan Dining Kitchen with Bi-folding Doors to Courtyard
- Attractive South Facing Rear Courtyard
- Immaculate House Bathroom
- Versatile Extra Room
- Available 3rd October



A superbly presented VICTORIAN TERRACED HOUSE that retains many of its attractive period features and offers superb family accommodation with 4 bedrooms, immaculate kitchen and spacious living areas, situated close to York city centre with pleasant nearby walks into the city along the river bank.

To house is accessed into the entrance hall with stairs to the first floor and doors off to two reception rooms. The ground floor mostly benefits from under floor heating and the living room has a shaped bay window overlooking the forecourt, a fire alcove housing a multi-fuel stove with original cupboards and shelving to the sides. Beyond the living room is a large dining area that continues through into the superbly fitted modern kitchen with bi-folding doors into the rear courtyard and also benefits from natural light from three Velux roof lights. The kitchen has a good range of modern units with integral oven, gas hob, slimline dishwasher and under counter fridge. Beyond the kitchen is a further modern utility area with space for an American style refrigerator, under counter freezer, whilst beside the utility area is a ground floor cloakroom.

The staircase leads to two double bedrooms and house bathroom with contemporary suite. On the second floor there is the master bedroom with en-suite shower room and a further smaller versatile room that could be either a further bedroom or office space.

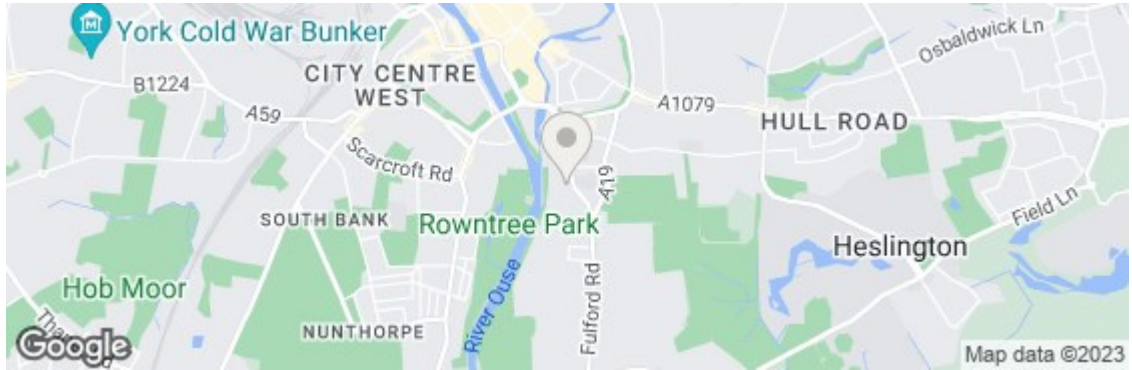
To the rear, accessed via the bi-folding doors, is an attractive flagged courtyard.

Council tax band D. No smokers and no pets.

Available 3rd October

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	82

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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