

HUDSON
MOODY

Rydal Avenue York YO31 0LR

Rent: £1,200 PCM
Deposit: £1,384
Furnishing: Unfurnished
Council Tax Band: C

Available 3rd December 2022
for a minimum 12 month
tenancy.



- Semi detached house
- 2 Reception Rooms
- Modern kitchen suite
- Brick built shed
- Pets considered (additional premium may apply)
- 3 bedrooms
- Extended living/ dining space
- Garden to rear
- Off road parking
- Available 3rd December



An exceptional three bedroom semi-detached house offered unfurnished.

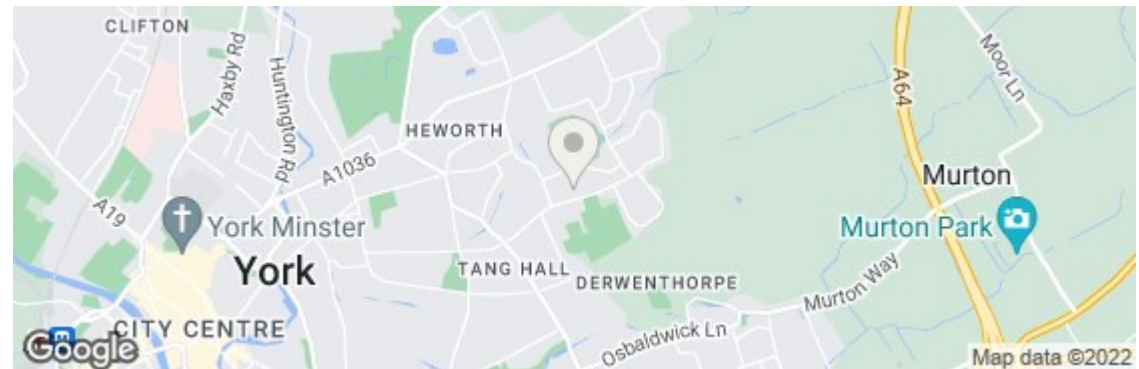
The property is well presented throughout and offers two reception rooms, the rear room has been extended out to offer an additional open plan dining space, a modern kitchen suite with integral appliances, two double bedrooms, a good size single bedroom and family bathroom. There is also a newly erected brick built shed in the rear garden alongside a decking area. To the front is a driveway offering off road parking for one vehicle.

Council Tax band C.

No Smokers. Pets maybe considered please enquire. NOT AVAILABLE FOR STUDENTS. No HMO. Available 3rd December 2022 for a minimum 12 month tenancy.

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	81

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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86



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