

HUDSON  
MOODY

# Hudson Quarter Toft Green York YO1 6AE

**Rent:** £1,600 PCM  
**Deposit:** £1,846  
**Furnishing:** Unfurnished  
**Council Tax Band:** D

Available immediately for a minimum 12 month agreement.



- Third Floor Two Bedroom Apartment
- Spacious Open Plan Living/Kitchen/Dining Area
- Master Bedroom With En-Suite Shower Room
- Communal Gardens with Out Door Workspace
- Council tax band D

- Spacious Corner Balcony
- Integral Neff Appliances Throughout
- Second Family Bathroom With Shower Over The Bath
- Award winning design
- Available immediately



\*\*\* VIEWING ESSENTIAL \*\*\*An exceptional third floor two bedroom apartment in the magnificent new 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 with sliding door leads onto a spacious balcony. 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 spacious master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a 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 features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. 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 for a minimum 12 month agreement.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	86
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B		84	84
(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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