

HUDSON  
MOODY

# Acorn Way York YO24 2RP

**Rent:** £1,300 PCM  
**Deposit:** £1,500  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Three bedroom house
- Extended Dining Area
- Three Double Bedrooms
- Lawned Garden
- Off Street Parking And Garage
- Impressive Contemporary Kitchen
- Ground Floor Bathroom
- First Floor Bathroom
- External Home Office
- Available immediately



Situated in the popular Woodthorpe area of York is this smartly presented, EXTENDED MODERN SEMI-DETACHED HOUSE lying within easy reach of both the city centre and outer ring road.

To the front of the property is a good sized parking area and driveway leading to the garage situated to the rear of the house. The side entrance door leads into a vestibule with stairs to the first floor and through to the living room with a panelled ceiling and wide window to the front. Also off the entrance vestibule is an impressive contemporary ground floor bathroom, whilst double doors lead into the superb extended dining kitchen that offers a range of fitted units with integral electric oven, and hob. The kitchen area then continues through to the modern dining extension featuring a glass roof and bi-folding doors to the rear garden. On the first floor is a further modern bathroom and three double bedrooms, one with mirror fronted cupboards and a small en-suite shower room.

The secure lawned garden to the rear offers a small patio area and a large home office/summerhouse with power, internet and good sized seating area.

Council tax band C

No smokers or pets. 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	80

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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