

HUDSON
MOODY

Carter Avenue York YO31 0UL

Rent: £1,150 PCM
Deposit: £1,326
Furnishing: Unfurnished
Council Tax Band: B



- End Terrace
- Large reception room
- Ample storage throughout
- Large rear garden
- Council tax band B

- Four bedrooms
- Fitted kitchen with white goods
- Two bathrooms
- Off road parking
- Available 5th January



****PLEASE NOTE THIS PROPERTY DOES NOT HAVE A HMO LICENSE SO IS NOT SUITABLE FOR MULTIPLE SHARERS****

A deceptively spacious four bedroom house located in an excellent location for access to the city centre and universities. The property has been decorated throughout and is offered unfurnished with immediate availability.

The ground floor has a spacious living room with fully functional log burning stove and a good sized under stairs storage cupboard, fitted kitchen and utility room with white goods. To the first floor are two double bedrooms and a third single room which would make an ideal office space and family bathroom with three piece white suite and shower over bath.

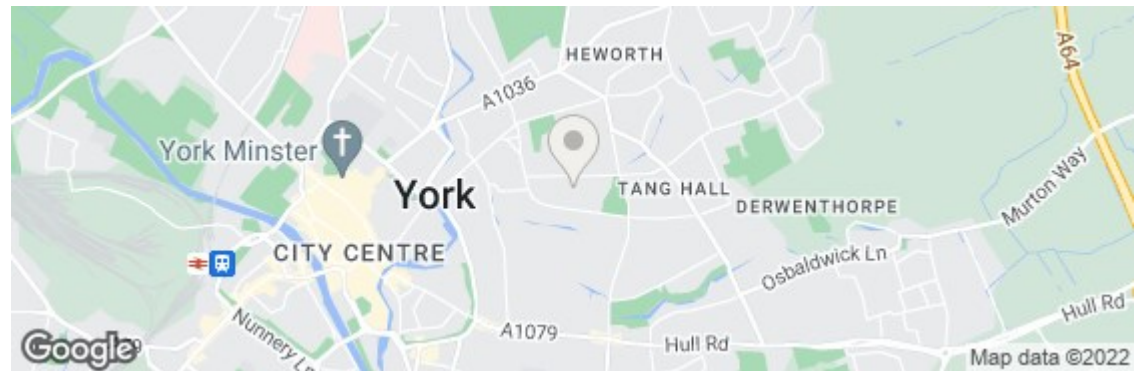
The loft has been converted into a fourth double bedroom with ensuite shower room, velux windows which bathe the room in natural light and original feature brickwork. Externally there is a large garden to the rear and ample off road parking to the front.

Council tax band B

Pets Accepted, No Smokers. Available 5th January 2023 for a minimum 12 month agreement.

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 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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