

HUDSON  
MOODY

# Pear Tree Court Aldwark YO1 7DF

**Rent:** £1,400 PCM  
**Deposit:** £1,615  
**Furnishing:** Unfurnished  
**Council Tax Band:** E  
Available immediately



- Town house
- Kitchen diner
- 3 Bedrooms
- Rear courtyard
- Available immediately

- City centre location
- Sitting room
- House bathroom
- Garage & Off street parking



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

A recently refurbished three/ four bedroom townhouse in the heart of the city centre location, ideal for exploring all York has to offer.

The property is accessed into the entrance hallway leading into the open plan living area/ kitchen area is accompanied by patio doors leading out to the garden. Also to the ground floor is a shower room. To the first floor are two bedrooms with a further two bedrooms and house bathroom located on the second floor.

Externally there is an enclosed garden to the rear which can be accessed through a side gate, off road parking and garage.

Council tax band E

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			
(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
		55	

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	
			80
		51	



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