

**HUDSON
MOODY**

**George Cayley Drive York YO30
4XE**

Rent: £850 PCM
Deposit: £980
Furnishing: Unfurnished
Council Tax Band: B



- Modern First Floor Apartment
- Two Double Bedrooms
- Private Decked Terrace
- Local Shops and Amenities
- Available: 25th November 2021



- Open Plan Living Area
- Separate Bath and Shower Room
- Private Parking
- Council tax band B

Tel: 01904 629629

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A beautifully presented FIRST FLOOR APARTMENT situated in the popular and sought after CLIFTON MOOR area of York.

This delightful, first floor, two bedroom apartment is situated in a purpose built block of similar apartments in an extremely convenient area with good access to local shops and amenities.

The apartment boasts a large open plan living/dining/kitchen area with laminate flooring and glazed doors opening out to a private decked terrace. The modern kitchen has a range of units together with a cooker with extractor hood over and additional integral appliances. In addition there are two good sized bedrooms, one with En-Suite shower room and a superb, tiled, house bathroom with white suite.

No Pets, No Smokers. Available: 25th November 2021

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	
67	67
England & Wales	
EU Directive 2002/91/EC	

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	
70	72
England & Wales	
EU Directive 2002/91/EC	

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