

HUDSON
MOODY

West Moor Lane Heslington York YO10 5ER

Rent: £750 PCM
Deposit: £865
Furnishing: Unfurnished
Council Tax Band: A



- Unfurnished
- Bathroom with white suite
- Small study
- Off street parking
- Available 14th April

- Open plan kitchen/ living area
- Bedroom
- Good storage
- Council tax band A



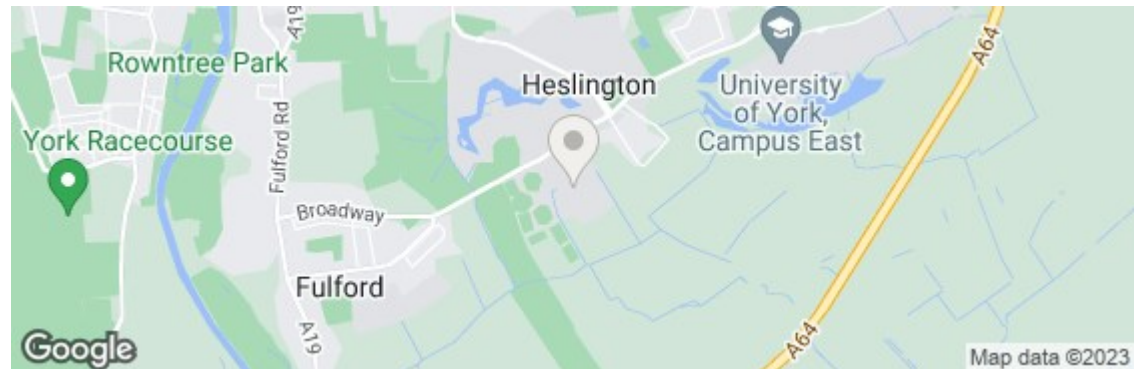
****SINGLE OCCUPANCY ONLY**** One bedroom unfurnished house close to the university within easy access to the a64 and city centre.

The front door leads into a small vestibule with the modern fitted and tiled bathroom off and a further door from the vestibule leads into the living area with stairs to the mezzanine sleeping accommodation. The kitchen area lies to the rear of the room and offers a range of white fronted units with an integral electric oven, ceramic hob and washing machine. There is a useful utility area to the side of the kitchen with fridge/ freezer provided. An open staircase to the side of the room leads to the mezzanine double bedroom with a small study or dressing area off. The room has access to a loft storage space together with a Velux roof light providing ample daylight.

No Smokers, No Pets, No Children. Available 14th April.

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

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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