

HUDSON  
MOODY

Livingstone Street York YO26 4YH

Rent: £650 PCM  
Deposit: £750  
Furnishing: Unfurnished  
Council Tax Band: A



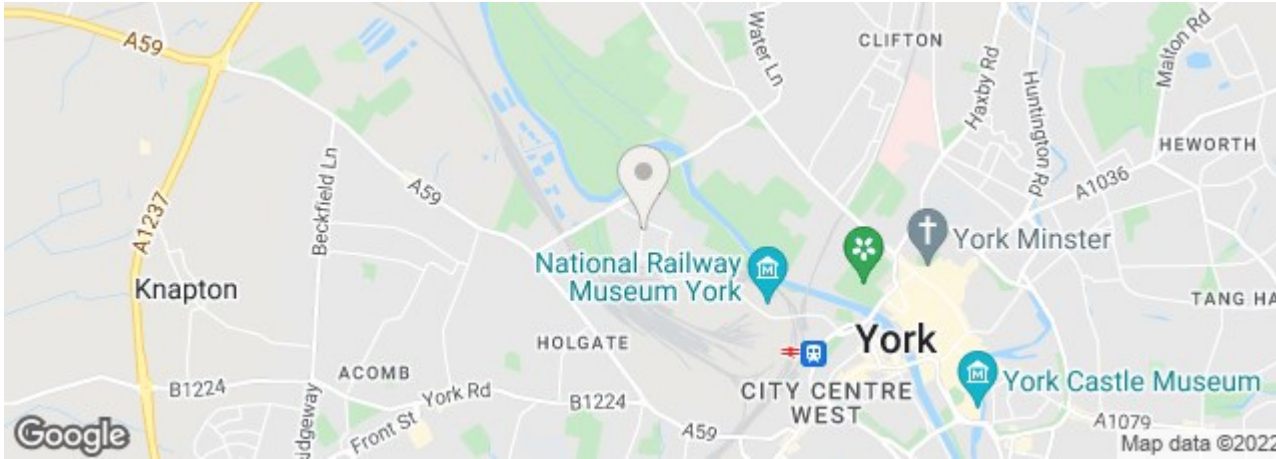
- Newly developed
- Modern fittings
- Kitchen with integral appliances
- Available immediately



- First floor apartment
- Private entrance
- Parking on street

**Tel: 01904 629629**

**lettings@hudson-moody.com**



SINGLE OCCUPANCY ONLY

Hudson Moody are proud to offer to market this one bedroom apartment forming part of a renovated development. The apartment is situated for good access to the train station & City Centre.

The apartment has been renovated to high standard throughout with brand new fixtures and fittings. This first floor property has its own private entrance and consists of; Open plan kitchen/ living space including integral appliances, double bedroom and shower room. The property has modern and efficient electric heaters and double glazing throughout. Externally parking is on street with no restrictions.

Early viewings are highly recommended to avoid disappointment.

No Pets, No Smokers, No Children. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		59	77
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			

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