

HUDSON  
MOODY

# Burton Stone Lane York YO30 6FG

**Rent:** £1,600 PCM  
**Deposit:** £1,846  
**Furnishing:** Furnished  
**Council Tax Band:** E  
Available early October



- Duplex apartment
- Two double bedrooms
- Two bathrooms
- Allocated parking space
- Available early October

- Furnished
- Immaculately presented
- Master bedroom with ensuite and walk in wardrobe
- Desirable location



An exceptionally fully furnished two bedroom apartment situated off Burton Stone Lane which is located within walking distance to the city centre, train station and hospital.

Set over two floors the apartment has been very tastefully furnished throughout and all rooms are spacious. The apartment is accessed off the communal entrance on the first floor into the entrance hallway. The open plan kitchen/ living room is situated at the end of the hall, the kitchen is equipped with white goods and small appliances. The spacious living room has several windows which allow the room to be bathed in natural sunlight. There is also a double bedroom and the house bathroom.

A spiral staircase leads up to the first floor where you will find the master bedroom which comes with a good sized walk in wardrobe and a delightfully modern ensuite.

Would ideally suit a professional couple.

Externally there is one allocated parking space.

No Smokers & No Pets. Available early October.

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	79

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	



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