

**HUDSON
MOODY**

Ashdale Road Dunnington York YO19 5NT

Rent: £1,150 PCM
Deposit: £1,326
Furnishing: Unfurnished
Council Tax Band: C



- Semi detached bungalow
- Large landing space can be used as office
- Popular Village
- Gardens
- Council tax band C



- Three double bedrooms
- Quiet cul-de-sac location
- Kitchen with appliances
- Garage and off road parking
- Available immediately

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A generously size semi detached dormer bungalow in the popular village location of Dunnington, ideally situated for access onto the A64 and a short drive into York City Centre.

The property is on a quiet cul-de-sac and is offered unfurnished. Presented to an excellent standard throughout the property has two double bedrooms, living room, kitchen (which can have appliances provided) and bathroom to the ground floor. To the first floor is a further double bedroom and spacious landing area which could be ideally suited for a home working space.

Externally there is off road parking for at least two vehicles and a garage. There are also maintainable gardens to the front and rear.

No Pets, No Smokers. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		72 85
(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		
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Not environmentally friendly - higher CO ₂ emissions		
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