

HUDSON  
MOODY

# Millfield Gardens Nether Poppleton York YO26 6NZ

**Rent:** £1,500 PCM  
**Deposit:** £1,730  
**Furnishing:** Unfurnished  
**Council Tax Band:** E



- Detached house
- Four bedrooms
- Kitchen
- Garage & off road parking
- Council Tax band E

- Quiet residential location
- Large living/ dining room
- Utility room
- Garden to rear
- Available immediately



A newly refurbished four bedroom detached house in the popular village of Poppleton with its excellent transport links, amenities and local schools.

The property has an open plan living/ dining room, good size fitted kitchen, utility room and ground floor cloakroom. To the first floor is the master bedroom with ensuite shower room, a further three bedrooms and family bathroom.

Externally there is a lawned garden to the rear. A single garage and off road parking are available at the front of the property.

Council Tax Band E

No Smokers, No Pets. Available immediately for a 12 minimum tenancy.

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	81

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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