

HUDSON  
MOODY

# Medley Road Upper Poppleton York YO26 6SD

**Rent:** £1,395 PCM  
**Deposit:** £1,609  
**Furnishing:** Unfurnished  
**Council Tax Band:**  
Available immediately



- New build
- Kitchen/ Diner
- Large rear garden
- Downstairs WC
- Available immediately

- Three bedrooms
- Spacious lounge
- Garage & Off road parking
- Two bathrooms



A stunning 3 bedroom detached new build property located on the new Langley Gate development just outside of York City Centre and on the perimeter of Upper Poppleton village.

The property is accessed in through the entrance hallway leading to a good sized living room with french doors leading out to the garden, dining kitchen with french doors and separate WC to ground floor. On the first floor there is the master bedroom with en-suite shower room, second double bedroom, third bedroom/ office space and modern family bathroom suite with shower over bath.

Externally the property has one of the largest garden plots on the site, detached single garage and one off road parking space.

Council tax band TBC

No smokers, no pets. Available immediately.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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		
<b>England &amp; Wales</b>	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 [lettings@hudson-moody.com](mailto:lettings@hudson-moody.com)**