

HUDSON  
MOODY

# Prospect Terrace Fulford York YO10 4PT

**Rent:** £850 PCM  
**Deposit:** £980  
**Furnishing:** Unfurnished  
**Council Tax Band:** B

Available 1st September 2022  
for a minimum 12 month  
agreement.



- Terraced House
- Two double bedrooms
- Rear Courtyard
- Council tax band B
- Two reception rooms
- Kitchen with white goods
- On street parking
- Available 1st September



A two bedroom terraced property located just off Main Street in Fulford.

The property is offered unfurnished and accessed off street into the entrance hallway leading to the living room, dining room and kitchen suite with small pantry space. To the first floor is the large master bedroom with wardrobes, second double bedroom and bathroom with shower over bath.

Externally there is a small courtyard to the rear and parking is available on street with no permit restrictions.

Council tax band B (£1440.80 per annum)

No Pets & No smokers. Available 1st September 2022 for a minimum 12 month agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		85
(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	



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**