

HUDSON  
MOODY

Lawrence Street York YO10 3EU

Rent: £1,200 PCM  
Deposit: £1,384  
Furnishing: Furnished  
Council Tax Band: C



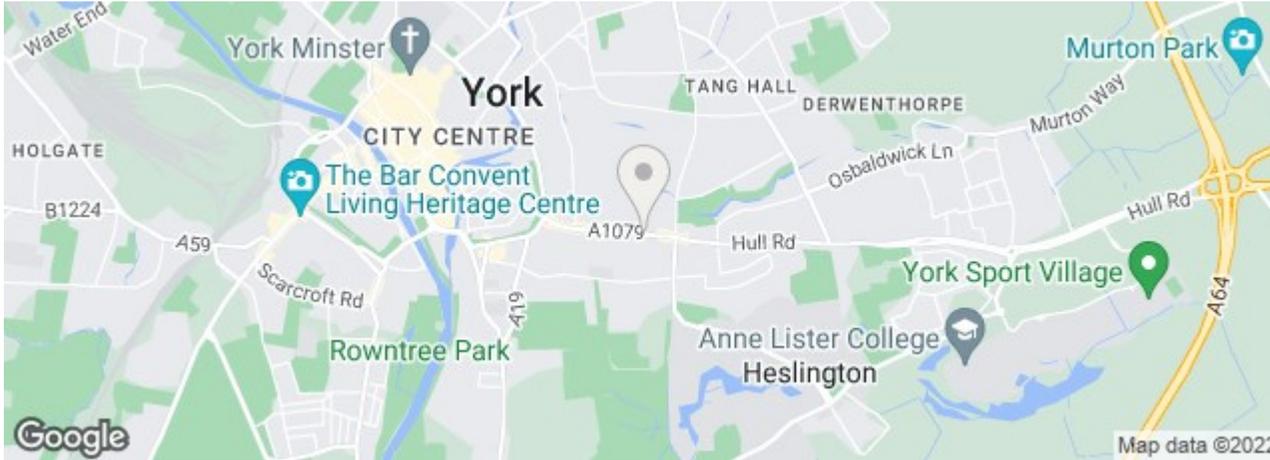
- Ground floor apartment
- Two double bedrooms
- Kitchen with integral appliances
- Off road parking
- Available immediately



- Furnished
- Open plan living/ dining/ kitchen
- Two bathrooms
- Council tax band C

**Tel: 01904 629629**

**lettings@hudson-moody.com**



An excellent part furnished two bedroom apartment within the Manor Court development just a short distance from the city centre.

Situated on the ground floor the deceptively spacious apartment offers a good sized open plan living room/ dining room, modern fitted kitchen with integral appliances, master bedroom with ensuite shower room, second double bedroom and bathroom.

The property also benefits from off street residents parking for one vehicle.

Sorry no smokers & no pets. Available immediately.

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		78	78
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			
(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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