

**HUDSON
MOODY**

Hudson Quarter, Toft Green York YO1 6AE

Rent: £950 PCM
Deposit: £1,096
Furnishing: Part furnished
Council Tax Band: C



- 2nd floor Studio apartment
- Secure gated complex
- Short walk to train station
- Modern fixtures & fittings
- Available immediately



- Part furnished
- Kitchen with integral appliances
- New build
- City centre location

Tel: 01904 629629

lettings@hudson-moody.com



An immaculate fourth floor one bedroom apartment in the magnificent new Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

The apartment is part furnished and has an open plan living/ kitchen /dining space have been designed to complement the living area finished to the highest standards with energy efficient quality integrated Neff appliances, and solid Silestone worktops with matching splashbacks. Oak flooring with underfloor heating and full height vista windows framing the impressive views over York city landscape. The shower room are fully tiled with large ceramic tiles. Showers temperatures can be pre-set at the touch of a button and are finished with easy clean glass and offer both overhead and hand held shower heads.

The bedroom has been thoughtfully designed to provide a bright, well-balanced space with a luxurious carpeted finish and bespoke British made integrated and internally illuminated wardrobes adding a sense of sophistication and luxury.

No Pets, No Smokers. Available immediately.

| Energy Efficiency Rating | |
|---|-------------------------|
| | 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 |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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