

HUDSON
MOODY

Lawrence Street York YO10 3EB

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



- Open Plan Kitchen/Dining/Living Area
- Doors into Courtyard Garden
- Spacious Double Bedroom
- Historic Setting
- Available 27th March 2023

- Ground Floor WC
- High Specification including Handmade Kitchen
- Kohler Mira Sanitary Ware
- Council tax band C



Situated just outside the city walls on the former St Joseph's Convent site, this superb one bedroom duplex offers high specification accommodation.

There is engineered oak flooring and glazed door opening out onto the private courtyard. The bespoke kitchen is designed to enhance the feeling of light and space and includes fitted units by Richard James Handmade, silestone worktops and integral appliances including: BOSCH electric oven, induction hob with extractor cover, integral fridge/freezer and plumbing for a washer/dryer.

To the first floor is a large double bedroom with views over the communal gardens and partially tiled house bathroom fitted with Kohler Mira four piece suite including Mode digital water delivery system, separate shower with rainhead showerhead and heated towel radiator.

Externally is a private garden area and access to the landscaped communal area.

Council tax band C.

No Pets & No Smokers. Available 27th March 2023.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		99
(81-91) B	83	
(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		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	89	100
(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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