

HUDSON  
MOODY

# Arnside Place Heslington Road York YO10 3HG

**Rent:** £1,300 PCM  
**Deposit:** £1,500  
**Furnishing:** Furnished  
**Council Tax Band:** B

Available 4th January for a 6 month maximum agreement.



- Semi detached house
- Sitting/dining/kitchen
- 3 first floor bedrooms
- Front and rear gardens
- Available 4th January

- Fully Furnished
- Ground floor bed or sitting room
- House bathroom
- Off Street Parking
- 6 MONTH LET ONLY



A well presented semi-detached house situated just of Lawrence Street and within easy reach of York city centre and the University of York. The property offers accommodation briefly comprising of entrance Hall, downstairs cloakroom, front room, open plan kitchen/dining area, sitting room. To the first floor are three bedrooms (bed 2 currently used as a sitting room) and a house bathroom.

Externally the property benefits from rear garden and also has the added benefit of off street parking for two cars. The property is let fully furnished.

Council tax band B

No smokers, no pets & no students. Available 4th January for a 6 month maximum agreement.

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		
	70	83
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		
(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		
	66	79
England & Wales	EU Directive 2002/91/EC	



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