

HUDSON  
MOODY

# Blatchford Court York YO30 5GW

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



- Semi detached house
- Two double bedrooms
- Rear Garden
- Good size living room
- Council tax band B

- Cul-de-sac location
- Kitchen/ diner with cooker
- Off road parking for 2 vehicles
- Pets considered
- Available 6th June



**\*\*FULLY BOOKED FOR VIEWINGS\*\***

A charming two bedroom semi detached house in a quiet cul-de-sac location.

The property benefits from a spacious lounge, two good sized double bedrooms, bathroom and kitchen/ diner. The loft is also boarded and can be accessed with the loft ladder for additional storage.

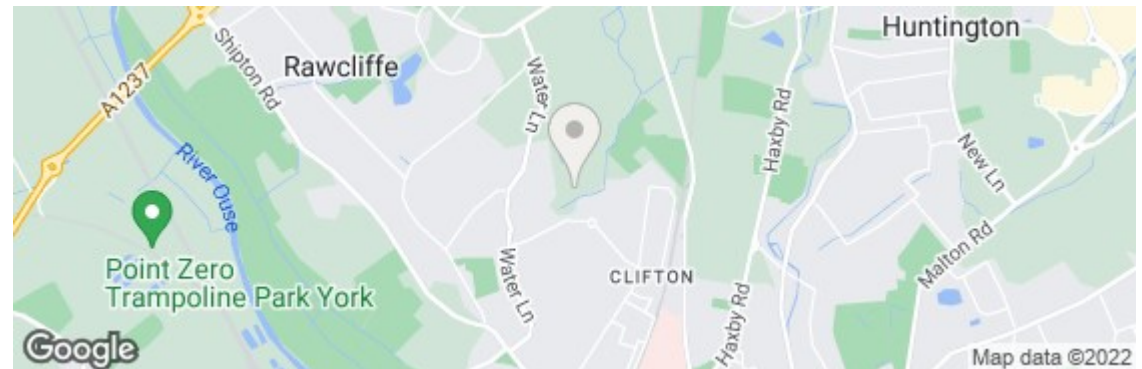
Externally there is a smart lawn garden to the rear and ample off road parking for at least two vehicles to the side. Would ideally suit a professional couple or small family.

Pets considered (additional premium may apply)

No Smokers. Available 6th June.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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