

HUDSON  
MOODY

# Hudson Quarter York YO1 6AE

**Rent:** £1,000 PCM  
**Deposit:** £1,153  
**Furnishing:** Unfurnished  
**Council Tax Band:** C

Available immediately for a minimum of 6 months



- Fourth Floor Apartment
- Integral Appliances
- Fully Tiled Shower Room
- Secure gated complex
- Council tax band C

- Open Plan Living/Kitchen/Dining Area
- Double Bedroom
- South East Facing Juliette Balcony
- City centre location
- Available immediately



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

Generous 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.

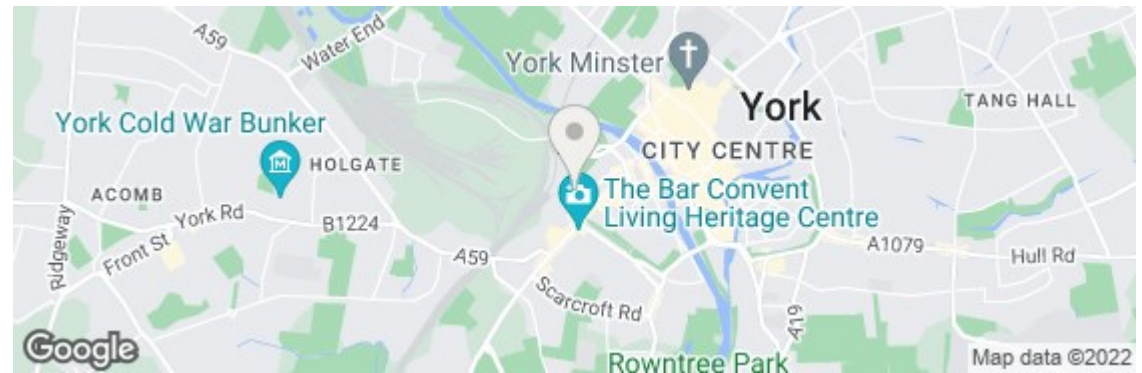
The double bedroom has been thoughtfully designed to provide a bright, well-balanced space with a luxurious carpeted finish and bespoke British made integrated and internally illuminated wardrobes adding a sense of sophistication and luxury.

Council Tax Band C: £1,646.62 per annum.

No Pets, No Smokers. Available immediately for a minimum of 12 months.

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	EU Directive 2002/91/EC	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	EU Directive 2002/91/EC



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