

HUDSON
MOODY

Kirkham Avenue York YO31 9AB

Rent: £1,100 PCM
Deposit: £1,269
Furnishing: Unfurnished
Council Tax Band: B

Available 1st March for a minimum 12 month agreement



- End Terraced house
- Extended kitchen/ diner
- Cul de sac location
- Large rear enclosed garden
- Available 1st March

- Three bedrooms
- Bathroom with shower over bath
- Pets considered
- Off road parking



A good sized three bedroom terraced house situated in a quiet cul-de sac location in Huntington.

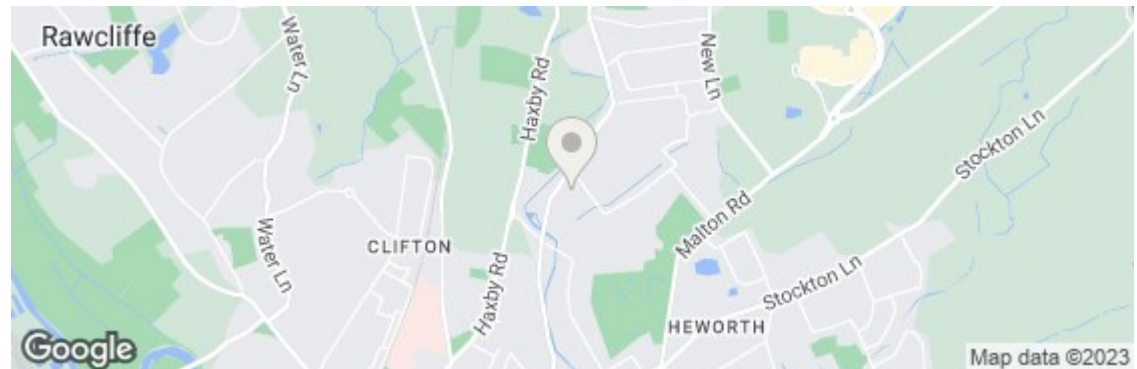
The property is arranged over two floors and comes with living room and an extended open plan kitchen/ dining room on the ground floor. To the first floor are two double bedrooms, a good size single bedroom and bathroom. The property also benefits from a new boiler.

Externally there is a lawn garden to the rear which is larger than those typically on the street and an off road parking at the front for one vehicle.

No smokers. Pets considered. Available 1st March for a minimum 12 month agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	65	
(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		
(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	



York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com