

HUDSON
MOODY

Main Street Newton On Derwent York YO41 4DA

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

Available immediately for a minimum 6 month agreement.



- Semi detached house
- Spacious kitchen/ diner
- Off road parking
- 8 miles to York City Centre
- Council tax band B

- Three bedrooms
- Downstairs cloakroom
- Village location
- Oil fired heating
- Available immediately



A charming and exceptionally maintained three bedroom semi detached home to let. The property is located in the picturesque village of Newton on Derwent which is conveniently located between both York City Centre and the market town of Pocklington.

In brief the property comprises of a good size living room, kitchen/ diner, downstairs cloakroom, three bedrooms and bathroom. There is a small, easy to maintain garden to the rear with external storage available. To the front is an off road parking space for one vehicle.

Council tax band B

No Smokers and No Pets. Available immediately for a minimum 6 month agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		100
(81-91) B		
(69-80) C		
(55-68) D	66	
(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		94
(81-91) B		
(69-80) C		
(55-68) D	61	
(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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