

HUDSON  
MOODY

# Naburn York YO19 4PR

**Rent:** £895 PCM  
**Deposit:** £1,032  
**Furnishing:** Unfurnished  
**Council Tax Band:** D  
Available immediately



- Detached bungalow
- Second bedroom
- Lounge with electric fire
- Ample off road parking
- Available immediately

- Double bedroom with wardrobes
- Kitchen/ Diner
- Garage
- Quiet village location



A SMART DETACHED BUNGLAOW SITUATED WITHIN THE POPULAR AND SOUGHT AFTER VILLAGE OF NABURN.

The property is located at the end of a shared driveway, set back from the roadside providing safe and comfortable living.

The bungalow has been recently decorated and is entered via a small conservatory. This leads to both the spacious sitting room with new electric fire & kitchen/ diner suite. Down the hall is the master bedroom with integral wardrobes, second bedroom and modern shower room with walk in shower. Externally there is ample parking to the front of the house. There is also a garage and small outhouse housing the boiler. Gas is provided by LPG.

No Pets, No Smokers. Available immediately

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	70

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	



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