

HUDSON
MOODY

Tennyson Avenue York YO30 6ET

Rent: £1,300 PCM
Deposit: £1,500
Furnishing: Unfurnished
Council Tax Band: B
Available immediately



- Newly renovated
- New kitchen/ diner suite
- Off Burton Stone Lane
- Rear garden with shed

- Four bedrooms
- Downstairs shower room
- Main bathroom
- Available immediately



A newly renovated four bedroom semi detached house ideally located just a short walk from the hospital, nestle and city centre.

The property has undergone a great deal of refurbishment throughout including a new heating system, carpets, decor, bathroom and kitchen suites. The house is positioned to the end of a cul de sac offering a quiet environment. On the ground floor the property is entered into a small hallway with living room off, double doors leading into the new kitchen/ diner suite, fourth bedroom and shower room. To the first floor are two double bedrooms, further single bedroom and new bathroom suite. Both front and back gardens have been newly landscaped with the rear garden providing a brick built shed.

Council tax band B

No smoker or pets. Available immediately.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			69
(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