

**HUDSON  
MOODY**

# Carron Crescent York YO24 2XY

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



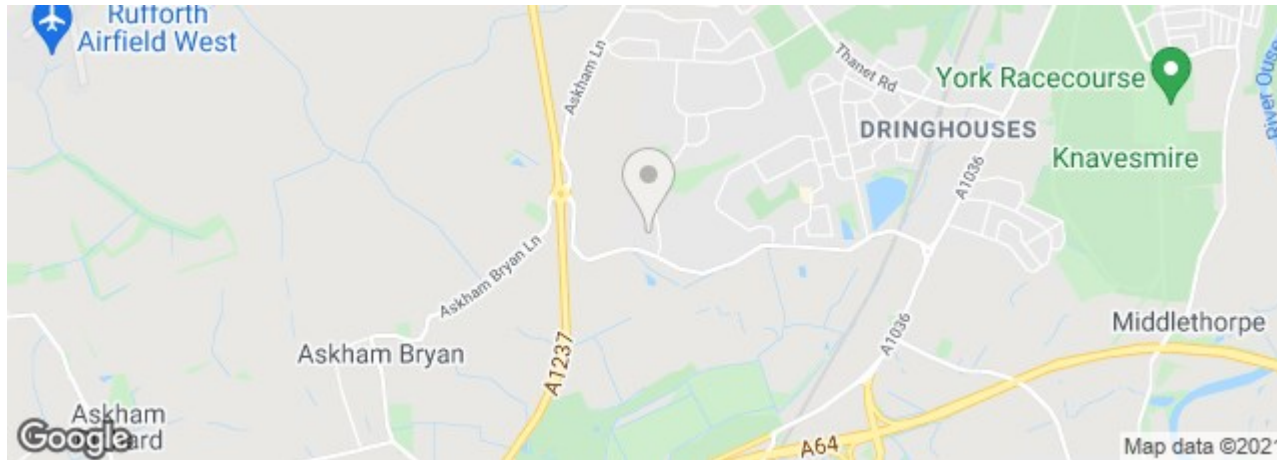
- Modern Detached House
- First Floor Bathroom
- 2 Reception Rooms
- Garden to rear
- Pets Considered



- 3 Good Sized Bedrooms
- Ground Floor Cloakroom/Wc
- Kitchen
- Garage
- Available 8th January

**Tel: 01904 629629**

**[lettings@hudson-moody.com](mailto:lettings@hudson-moody.com)**





A WELL PRESENTED MODERN DETACHED HOUSE SITUATED WITHIN THE HIGHLY SOUGHT AFTER WOODTHORPE AREA OF YORK.

Carron Crescent offers tastefully decorated accommodation laid out over two floors and benefits from gas fired central heating and uPVC double glazing. To the ground floor doors lead from an entrance hall to two separate reception rooms, a kitchen and cloakroom/WC. To the first floor there are two double bedrooms, a good sized single bedroom and a house bathroom.

The property stands on a corner plot with the main private gardens lying to the side of the house. The garden has been hard landscaped for ease of maintenance and a driveway leads up to a single garage.

No Smokers, Pets considered. Available 8th January 2022.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC
		

#### ENTRANCE HALL

Approached via a uPVC double glazed front entrance door. Stairs lead to the first floor accommodation and panelled doors lead to:

#### LIVING ROOM

117" x 16'11"

uPVC double glazed box window to the front elevation and a further uPVC double glazed window to the side. Coal effect gas fire. Television point. Radiator. A panelled door leads off to the rear hallway.

#### DINING ROOM

9'0" x 9'10"

uPVC double glazed window to the front elevation. Radiator. Panelled door through to:

#### KITCHEN

7'9" x 10'0"

Range of fitted wall and base units with worktops incorporating a single bowl stainless steel sink with mixer tap. Tiling to splashbacks. uPVC double glazed window to the side elevation. Gas cooker. Plumbing for washing machine. Space for fridge. Extractor fan. Radiator. Panelled door leading to:

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