

HUDSON
MOODY

Peel Close Heslington York YO10 5EN

Rent: £800 PCM
Deposit: £923
Furnishing: Unfurnished
Council Tax Band: A

Available 1st August for a
minimum 12 month agreement.



- Spacious Maisonette
- Newly decorated
- Fitted Kitchen
- Modern Bathroom
- Council tax band B

- Purpose Built Block
- Double Bedroom
- Unfurnished
- Brick built storage
- Available 5th August



A well presented ONE BEDROOM maisonette situated close to the UNIVERSITY OF YORK.

The maisonette is set over the first and second floors of a purpose built building and is approached via a communal stairwell and a spacious private reception hall with two useful storage cupboards. This leads to a generously sized living room, whilst the well fitted kitchen has a range of wood fronted units, an integral cooker with electric hob and space for an under counter fridge.

The staircase leads to a good sized double bedroom with dormer window and a modern tiled bathroom with two Velux roof lights.

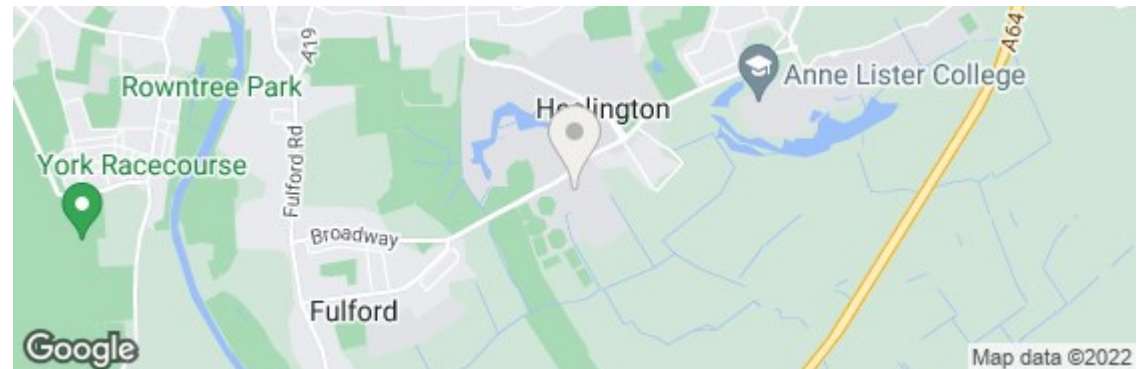
The property is well placed close to the University of York together with easy access to the city centre, local shops and amenities and is within easy reach of the A64 serving Leeds and the motorway network.

Council Tax band A: £1234.96 per annum

No pets, no smokers, no children. Available 1st August for a minimum 12 month agreement.

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		70	76
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			



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