

HUDSON
MOODY

Piccadilly York YO1 9QP

Rent: £950 PCM
Deposit: £1,096
Furnishing: Part furnished
Council Tax Band: D

Available immediately for a
minimum 12 month agreement



- Modern Ground Floor Apartment
- City Centre Location
- Fitted Dining Kitchen
- House Bathroom
- Council tax band D

- Prestigious Development
- Secure Allocated Parking
- Two Bedrooms
- Communal Courtyards
- Available immediately



****FULLY BOOKED FOR VIEWINGS****

A spacious GROUND FLOOR TWO BEDROOM APARTMENT within the popular Piccadilly Plaza development in a modern purpose built block, superbly situated right in the CENTRE OF YORK.

The property is accessed through the hallway which gives access to all rooms and a good sized walk-in storage cupboard. Immediately to the right of the hallway is the smartly tiled house bathroom providing a modern white suite with shower over the bath and folding shower screen. Opposite the bathroom is the master bedroom and a second smaller bedroom, both with windows overlooking the communal courtyard and then the good sized sitting room with glazed patio doors to the courtyard. The spacious dining kitchen offers a wide range of fitted light oak effect fronted units with integral cooker and hob with extractor fan over, together with ample space for a dining table.

Council tax band D.

No Smokers, No Pets, No Students. Available immediately 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	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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