

HUDSON
MOODY

Leetham House Palmer Street York YO1 7PD

Rent: £1,200 PCM
Deposit: £1,384
Furnishing: Furnished
Council Tax Band: B
Available 1st October



- 2nd floor apartment
- Open plan living room/ kitchen
- Balcony
- Bathroom with shower over bath
- City centre location

- Furnished
- Kitchen with integral appliances
- Double bedroom
- Generous storage space
- Available 28th September



An exceptionally presented one bedroom city centre apartment with private balcony . The city centre location is ideal for exploring all York has to offer.

This furnished apartment is accessed via a secure fob controlled access into a communal hallway. The entrance hallway in the apartment has a generous sized storage area which stores the washing machine. The magnificent open plan living area/ kitchen offers plenty of natural light through the patio doors leading out to the balcony. The kitchen has integral appliances including a dishwasher. The master bedroom is accompanied with built in wardrobe and modern bathroom suite with shower over bath.

Externally the apartment has its own private balcony.

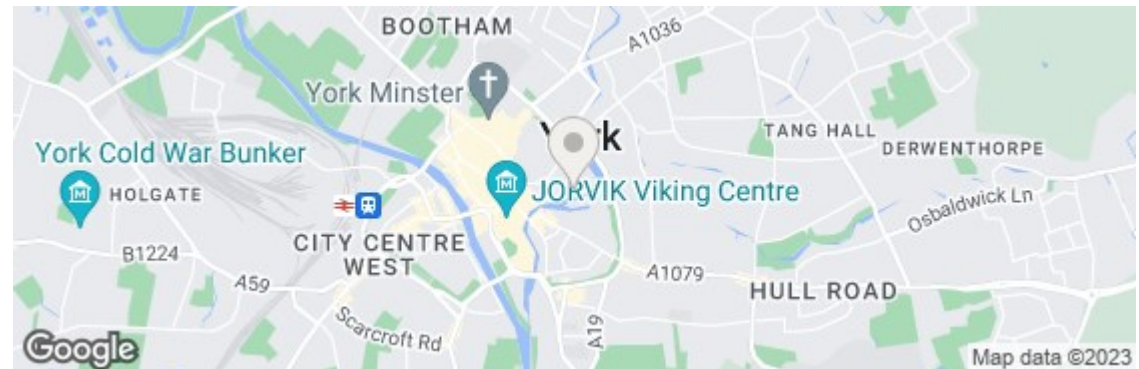
Council tax band B.

No Pets, Smokers or Students. Available 28th September for a minimum 12 month tenancy.

****Please note there is no allocated parking at this property****

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		78	78
		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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