

HUDSON  
MOODY

# Bridlington Road Stamford Bridge York YO41 1HA

**Rent:** £1,450 PCM  
**Deposit:** £1,673  
**Furnishing:** Unfurnished  
**Council Tax Band:** D

Available immediately for a  
minimum 12 months



- Detached house
- Cul de sac location
- Family bathroom
- Garage
- Council tax band D

- Off road parking
- Four double bedrooms
- Two reception rooms
- Well maintained gardens
- Available immediately



Well maintained and spacious four bedroom detached house in quiet cul-de-sac located in Stamford Bridge.

The property is kept to an excellent standard throughout and includes entrance hallway with storage cupboard and downstairs cloakroom. From the hallway is the spacious living room, 2nd reception room/ dining room and fitted kitchen with integral access to the garage. On the first floor are four double bedrooms and the family bathroom.

Externally there is a driveway with enough space for at least two vehicles and well maintained garden to the rear with patio area, shed and summerhouse.

Viewings are a must to appreciate the overall space and finish of the property.

Council tax band D

No Smokers. Available immediately for a minimum 12 month agreement

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(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 energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	<b>84</b>

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>		
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