

**HUDSON  
MOODY**

# Godwins Way Stamford Bridge York YO41 1RA

**Rent:** £925 PCM  
**Deposit:** £1,067  
**Furnishing:** Unfurnished  
**Council Tax Band:** B



- Three bedroom terraced house
- Modern kitchen with integral appliances
- Two bathrooms
- Off road parking for 3 cars
- Council tax band B



- Spacious lounge
- Loft conversion
- Garden to rear
- Conservatory
- Available 1st March

**Tel: 01904 629629**

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An exceptional three bedroom terraced house in the popular Stamford Bridge area. Located close to schools and amenities the property is excellently located

The house is accessed via hallway leading to the spacious lounge and modern kitchen suite with integral appliances including a dishwasher. There is a small conservatory to the rear which works as an ideal dining or second living space. To the first floor are the master bedroom with wardrobes and ensuite shower room. There is a second bedroom and family bathroom. The loft has been converted to provide a further double bedroom which is showered with natural light.

To the rear is a small, maintainable garden complete with shed and furniture. To the front there is room for two cars and there is an additional space in the small car park nearby.

No Pets, No Smokers. Available 1st March 2022.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
EU Directive 2002/91/EC			