

**HUDSON
MOODY**

Vicarage Gardens York YO10 3SH

Rent: £1,150 PCM
Deposit: £1,326
Furnishing: Unfurnished
Council Tax Band: B



- Unfurnished Townhouse
- Fitted Kitchen with appliances
- House Bathroom
- Two Parking Spaces
- Available 1st February



- Good size living room
- Three Bedrooms
- Garden to rear
- Council tax band

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A newly renovated townhouse situated in a popular residential area with easy access to the city centre and the outer ring road. The accommodation briefly compromises: entrance hallway, lounge, kitchen/diner, three bedrooms, house bathroom, lawned garden to the rear, gas central heating, uPVC double glazed throughout.

This property has the added benefit of two off-street parking spaces and is offered to let on an unfurnished basis. An internal inspection of the property is highly recommended.

No Smokers, No Pets. Available 1st February.

| Energy Efficiency Rating | | |
|---|-----------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | 71 | |
| (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 | | 84 |
| (81-91) B | | |
| (69-80) C | 69 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | 69 |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | | |
| EU Directive 2002/91/EC | | |

ENTRANCE HALLWAY
With staircase, and door leading to:

LOUNGE
12.53 x 12.65 (into recess 16.08)
A light and spacious open plan room with uPVC double glazed window to the front elevation. Double panelled radiator.

KITCHEN/DINER
16.10 x 8.32
Fitted kitchen complete with white goods. uPVC double glazed window, double panelled radiator, spotlights to ceiling.

FIRST FLOOR
The first floor is approached from the hallway via a staircase leading to the first floor landing. Access hatch to loft. Airing Cupboard.