

HUDSON  
MOODY

Ringstone Road York YO30 4UD

Rent: £1,000 PCM  
Deposit: £1,153  
Furnishing: Unfurnished  
Council Tax Band: C



- Semi detached house
- Modern kitchen suite with appliances
- Garden to rear
- Off road parking



- Newly refurbished
- Two double bedrooms
- New bathroom suite
- Available immediately

**Tel: 01904 629629**

**[lettings@hudson-moody.com](mailto:lettings@hudson-moody.com)**



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

A newly refurbished two bedroom semi detached house in the Clifton Moor area of York.

The property has been refurbished throughout including new plumbing & wiring. The house comprises of spacious lounge, new kitchen suite with washing machine, dishwasher & fridge/ freezer, two double bedrooms and modern bathroom with shower over bath. To the front of the property is a small garden. To the rear is an easy to maintain garden and off road parking space.

Clifton Moor retail park is a short walk away with an array of shops, restaurants & cinema.

No Smokers, No Pets. Available immediately.

| Energy Efficiency Rating                    |           |
|---|-----------|
|   | 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 |           |
| Current                                     | <b>89</b> |
|   | <b>72</b> |
| England & Wales                             |           |
| EU Directive 2002/91/EC                     |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |           |
|---|-----------|
|   | 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>  |           |
| (39-54) <b>E</b>  |           |
| (21-38) <b>F</b>  |           |
| (1-20) <b>G</b>   |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
| Current   |           |
|   |           |
| England & Wales   |           |
| EU Directive 2002/91/EC   |           |

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