

HUDSON  
MOODY

# Hudson Quarter Toft Green York YO1 6AD

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



- Third floor apartment
- Engineered Oak Flooring and Carpeting Throughout
- Tiled shower room
- Private, Communal Garden
- Available immediately

- Fully Fitted Kitchen with Integral Appliances
- Double Bedroom with Fitted Wardrobes and Drawers
- Concierge Service
- Central location



\*\*\* READY FOR IMMEDIATE OCCUPATION \*\*\* A newly designed third floor apartment in the magnificent new Hudson Quarter development, ideally located with the city centre and train station on the doorstep.

Generous open plan living/ kitchen /dining space have been designed to complement the living area finished to the highest standards with energy efficient quality integrated Neff appliances, and solid Silestone worktops with matching splashbacks. Oak flooring with underfloor heating and full height vista windows framing the impressive views over York city landscape. The shower room are fully tiled with large ceramic tiles. Showers temperatures can be pre-set at the touch of a button and are finished with easy clean glass and offer both overhead and hand held shower heads.

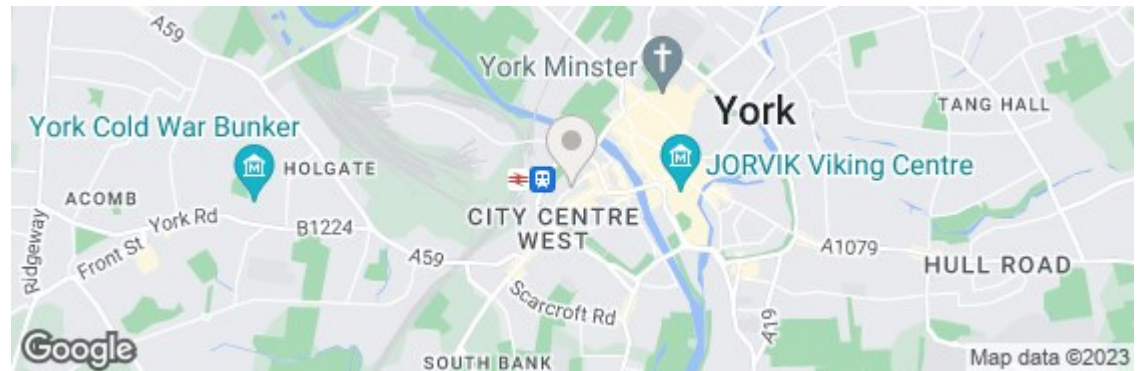
The double bedroom has been thoughtfully designed to provide a bright, well-balanced space with a luxurious carpeted finish and bespoke British made integrated and internally illuminated wardrobes adding a sense of sophistication and luxury.

Council tax band C.

No Pets, No Smokers. Available immediately for a minimum 12 month agreement.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B	84	84
(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	84	84
(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	



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