

HUDSON  
MOODY

# Risedale Drive Fulford York YO19 4AJ

**Rent:** £950 PCM  
**Deposit:** £1,096  
**Furnishing:** Unfurnished  
**Council Tax Band:** B

Available 17th January for a  
fixed term of 15 months



- New build
- Kitchen/ Diner
- Enclosed garden to rear
- Part of the Germany Beck Development
- Available 17th January 2023

- Detached House
- Two bathrooms
- Garage & drive
- £950 per month for 80% share of market value



**\*\*LOOKING FOR A FAMILY OF FOUR\*\***

A 3 bedroom detached new build property located on the brand new Germany Beck site situated in the extremely popular and high sought after Fulford area of York. This is part of a scheme with Persimmon Homes and the University of Salford to find out more about the benefits of building environmentally friendly homes across the UK. This would ideally suit residents with ties to York through either family or work and would be willing to help the developers learn and develop homes for the future.

This property benefits from an entrance porch, good sized living room, dining kitchen and separate WC to ground floor. On the first floor there are 3 bedrooms, an en-suite and family bathroom. Externally the property has gardens to the front and rear as well as garage.

Council tax band B

No smokers, no pets. Available 17th January for a fixed term of 15 months.

The property is offered for rent at £950 per month representing a 20% discount from market rental value in recognition for working in partnership with Persimmon Homes.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>83</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	

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



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