

HUDSON  
MOODY

# Scholars Court Principal Rise York YO24 1UB

**Rent:** £900 PCM  
**Deposit:** £1,038  
**Furnishing:** Unfurnished  
**Council Tax Band:** C



- Top Floor Apartment
- Newly refurbished
- Modern Fitted Kitchen
- Allocated Parking Space
- Available immediately

- 2 double bedrooms
- Spacious Lounge
- Unfurnished
- Council tax band C



A NEWLY REFURBISHED THIRD FLOOR APARTMENT WITH FAR REACHING VIEWS, SITUATED WITHIN A SOUGHT AFTER AND CONVENIENT LOCATION WITHIN EASY ACCESS OF YORK CITY CENTRE AND THE OUTER RING ROAD.

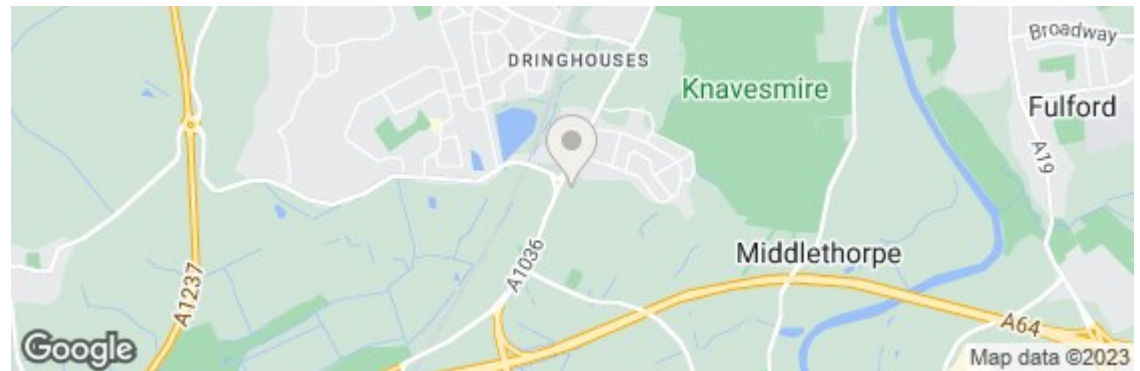
In brief the property comprises of reception hall, living room, kitchen with integral appliances, two double bedrooms and bathroom. The apartment also has the added benefit of having an allocated parking space.

Council tax band C.

No smokers & no pets. 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		
(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	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	EU Directive 2002/91/EC



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**