

HUDSON
MOODY

Carr Lane York YO26 5HL

Rent: £2,300 PCM
Deposit: £2,653
Furnishing: Furnished
Council Tax Band: E

Available immediately for a minimum 6 month tenancy agreement.



- Superbly Refurbished Period House
- Impressive Modern Living Kitchen
- Furnished
- Contemporary Bath and Shower Rooms
- Council tax band E

- Spacious Living Room
- Separate Utility and WC
- Two Second Floor Bedrooms
- South Facing Garden and Off Street Parking
- Available immediately



An extended and fully renovated, five bedroom PERIOD END TERRACED TOWNHOUSE with garden and off street parking, situated in a popular residential area lying between the A59 Poppleton Road and Acomb village.

Presented fully furnished the property is accessed via the main entrance hall with mosaic tiled floor and stairs to the first floor. Doors lead off the entrance hall into a spacious living room at the front with bay sash windows. To the rear of the property is an impressive, extended dining kitchen with a superb range of modern units including a range cooker, central island breakfast bar, ample dining space and three Velux roof lights together with glazed French doors opening to the garden, whilst to the rear is a separate utility room and ground floor WC.

The staircase leads to two generous double bedrooms, a single bedroom or study and the stylish house bathroom. The stairs then continue to the second floor to two further double bedrooms and shower room.

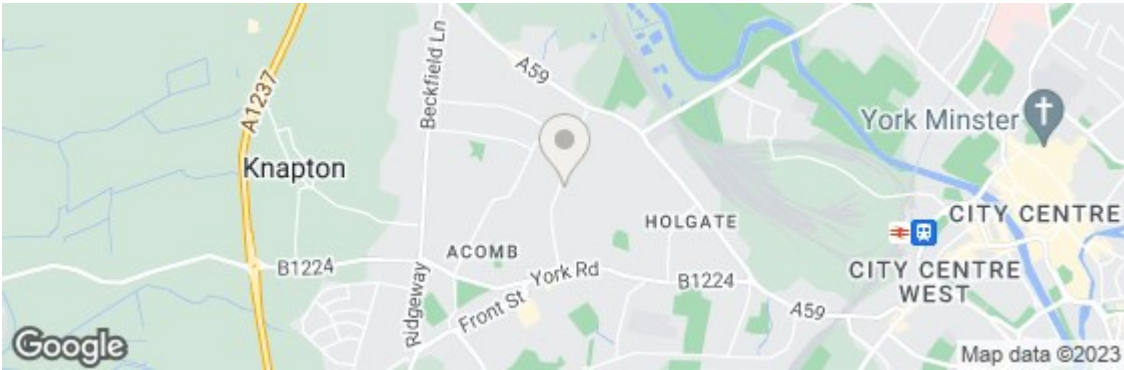
To the rear of the house is a walled garden, whilst to the far end is an off street parking area.

Council tax band E

No smokers or pets. Available immediately for a minimum 6 month tenancy 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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



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