

HUDSON  
MOODY

# Riverside Gardens Nether Poppleton York YO26 6JZ

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

Available 29th September



- Terraced House
- Two double bedrooms
- Gardens front and rear
- On street parking
- Available 29th September

- Popular location
- Modern kitchen
- Brick shed to back garden
- Council tax band B



Hudson Moody are pleased to introduce this smart 2 bedroom terraced house. The property is situated in the popular village of Nether Poppleton which lies some 4 miles approximately from York city centre. Poppleton offers a wide range of facilities including surgeries, schools, public houses, etc. together with a railway station with trains to York, Harrogate and Leeds.

The property is accessed into the entrance hallway with living room, modern kitchen & bathroom to the ground floor. On the first floor are two double bedrooms.

Externally there is a lawn garden with path to the front and a small lawn garden with brick shed to the rear. Parking is available on street with no restrictions.

No Smokers & no pets. Available 29th September

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		<b>88</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		
<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>		
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