

37 Morehall Close, York North Yorkshire YO30 4WA



£775 PCM

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A smart 2 bedroom semi-detached house situated in a popular residential area and within walking distance to Clifton Moor estate offering a range of shops, restaurants & cinema. The property comprises of lounge, kitchen with appliances, two bedrooms and modern bathroom suite. The property also benefits from rear lawn garden and a double glazed lean which is ideal for additional storage. Other benefits include full double glazing, gas central heating and off street parking is also available. The property is offered to let unfurnished. No DSS, No smokers. Available immediately.

Entrance Porch

uPVC front entrance door, double glazed window with Venetian blind, coat hooks.

Lounge

4.03 x 3.75 (13'2" x 12'3")

New carpet laid to floor, uPVC double glazed window with Venetian blind, single panel radiator, stairs leading to first floor.

Kitchen

4.01 x 2.53 (13'1" x 8'3")

Vinyl laid to floor, range of matching wall & base units, rolled top work surfaces, stainless steel sink & drainer, ceramic hob, electric oven, extractor hood, separate under counter fridge & freezer, washing machine, uPVC double glazed window, uPVC door with opaque glass pane leading to exterior.

Bedroom 1

4.01 x 2.70 (13'1" x 8'10")

Carpet laid to floor, uPVC double glazed window with Venetian blind, single panel radiator.

Bedroom 2

2.60 x 2.09 (8'6" x 6'10")

Carpet laid to floor, uPVC double glazed window with Venetian blind, single panel radiator, storage cupboard housing boiler.

Bathroom

Vinyl floor, three piece white suite comprising of bath with shower over, WC, wash hand basin set into vanity unit, ladder style towel heater, wall mounted mirror, uPVC opaque window.

External

uPVC double glazed lean to, lawn garden to rear, off road parking to front.

Fees

Hudson Moody charge a standard all inclusive referencing fee of £175.00 per person over 18 years of age. No other fees apply. In addition a deposit equivalent to 6 weeks rent will be required.



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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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