

HUDSON
MOODY

Arnside Place Heslington Road York YO10 3HG

Rent: £1,000 PCM
Deposit: £1,153
Furnishing: Furnished
Council Tax Band: B



- Semi detached house
- Sitting/dining/kitchen
- 3 first floor bedrooms
- Front and rear gardens
- Available 5th January 2021



- Fully Furnished
- Ground floor bed or sitting room
- House bathroom
- Off Street Parking
- 6 Month MAX Let

Tel: 01904 629629

lettings@hudson-moody.com



A well presented semi-detached house situated just off Lawrence Street and within easy reach of York city centre and the University of York. The property offers accommodation briefly comprising of entrance Hall, downstairs cloakroom, front room, open plan kitchen/dining area, sitting room. To the first floor are three bedrooms (bed 2 currently used as a sitting room) and a house bathroom.

Externally the property benefits from rear garden and also has the added benefit of off street parking for two cars. The property is let fully furnished but is only available for 6 months of the year.

No smokers, no pets & no students. Available 5th January 2021.

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	
	83
	70

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	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
	79
	66

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ENTRANCE HALL

21' long
Approached via an open entrance porch with original entrance door with stained glass insert and side windows. Staircase to the first floor. Ceramic tiled floor. Radiator. Doors to:

CLOAKROOM

Low level WC and corner pedestal wash basin. Extractor fan. Ceramic tiled floor.

FRONT ROOM

14'5 x 11'3
Curved bay uPVC double glazed window with stained glass openings to the front elevation. Radiator. Range of bedroom furniture.

KITCHEN AREA

11'6 x 7'9
uPVC double glazed window to the rear elevation and a side door leading to the garden. uPVC double glazed window to the side elevation. Range of fitted wall and floor units with wood effect work surfaces over. Inset 1.5 bowl stainless steel sink unit. Single drainer and mixer tap over. Built-in double electric fan assisted oven. Ceramic hob with stainless steel extractor hood over, automatic washing machine and dishwasher. Ceramic tiled floor. Opening to:

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