

HUDSON
MOODY

Postern Close York YO23 1JF

Rent: £1,500 PCM
Deposit: £1,730
Furnishing: Unfurnished
Council Tax Band: F



- Impressive Modern Townhouse
- Amazing Open Plan Living Area
- Master Bedroom with En-Suite Shower Room
- Garage and Off Street Parking Plus additional visitors parking
- Available immediately



- Ground Floor Bedroom and Shower Room
- Fitted Kitchen Area
- Superb Balcony with Open Aspect Views
- Sought After Riverside Location

Tel: 01904 629629

lettings@hudson-moody.com



An exceptional three bedroom townhouse ideally situated for easy access to York together with local shops, amenities and pleasant walks along the River Ouse towards the city or Rowntrees Park.

The entrance hallway, with utility room off, leads to a good sized ground floor bedroom and shower room. To the first floor is an open plan living area which enjoys two full height windows and a matching glazed door which opens onto a superb Victorian style wrought iron and glass covered balcony giving views to the front of the building. The kitchen area has a comprehensive range of integral appliances together with a central island/breakfast bar and a further dining space. Both kitchen and living area have the additional benefit of under floor heating. A bespoke staircase from the kitchen area take you to the second floor where there is the master bedroom with a range of fitted cupboards and en-suite shower room, a second double bedroom and the house bathroom.

The property also benefits from garage and off road parking.

No Pets, No Smokers. Available immediately.

Energy Efficiency Rating	
	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	
Current: 76	Potential: 86
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
	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	
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