



10 Block D, Aviator Court Clifton Moor
York, YO30 4UZ
£850 PCM

 1  1  1  D

Available 6th April 2026

This fabulous, modern one bedroom apartment located just a stones throw away from Clifton Moor retail park has just become available to rent from the 6th April onwards.

The first floor property offers a generous kitchen and living space as you enter. Off the lounge area is a good size double bedroom and bathroom with bath and shower facility.

The property benefits from excellent local amenities including supermarkets, restaurants, gyms, and leisure facilities all within easy reach, including the A1237 ring road. Regular public transport provides quick access to York city centre and surrounding areas.

Early viewing is highly recommended to avoid disappointment.

The property does have one allocated parking space.
Council tax band A
EPC rating D

Bedroom
10'2" x 6'10" (3.1 x 2.1)

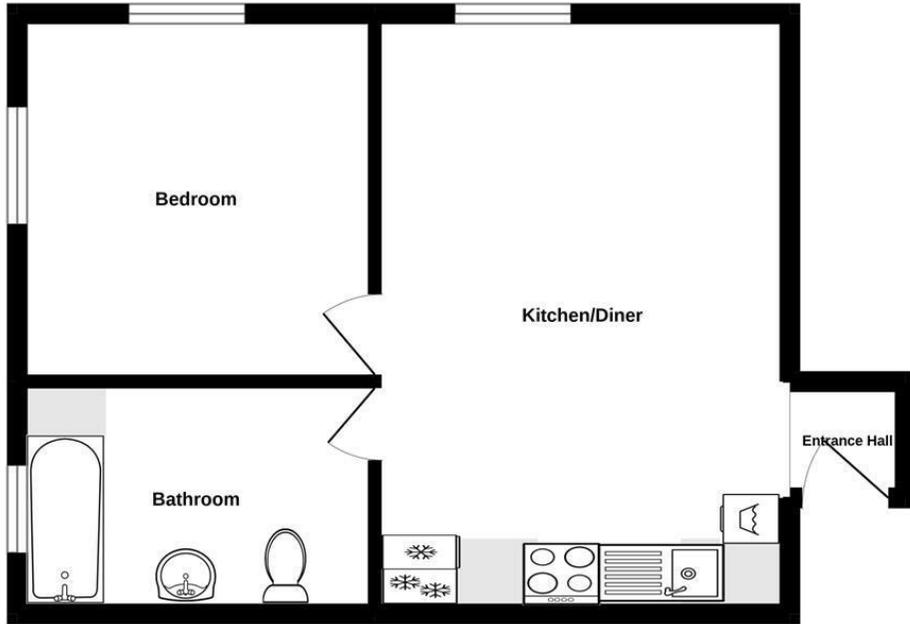
Bathroom
6'6" x 10'2" (2 x 3.1)

Kitchen/Lounge
16'8" x 11'9" (5.1 x 3.6)



FLOOR PLAN

Ground Floor
383 sq.ft. (35.6 sq.m.) approx.

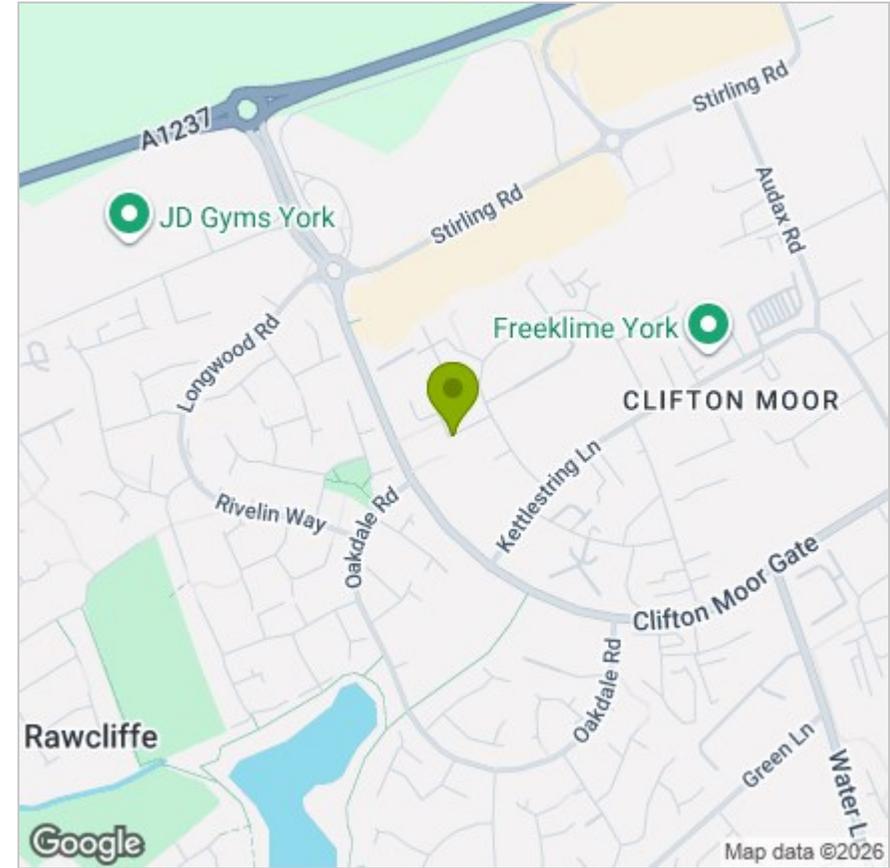


First Floor Flat

TOTAL FLOOR AREA: 383 sq.ft. (35.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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