



HUDSON
MOODY

14 Leyburn House, Del Pyke, York YO31 7AE



****Marketed for INVESTORS only****

A modern ONE BEDROOM APARTMENT situated on the second floor of a purpose built block in The Groves area of York providing good access to the city centre and York District Hospital.



Accommodation:

- Modern Apartment
- Purpose Built Block
- Open Plan Living Room and Kitchen
- Contemporary Fitted Kitchen
- Double Bedroom
- Bathroom With Shower over Bath
- Electric Heating
- Close To York City Centre and York District Hospital

Guide Price £155,000

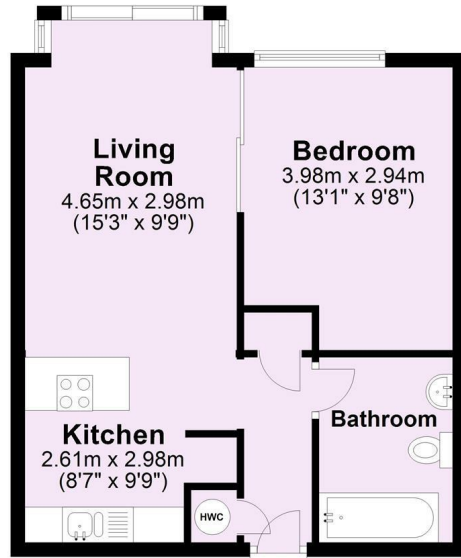
Tenure: Leasehold





Second Floor

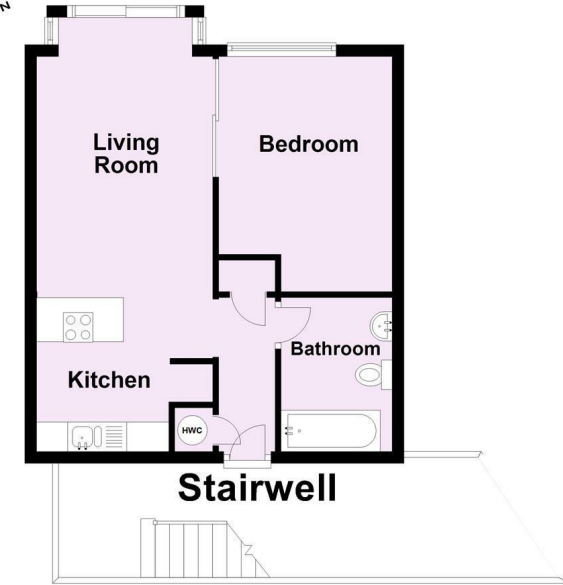
Approx. 41.8 sq. metres (449.9 sq. feet)



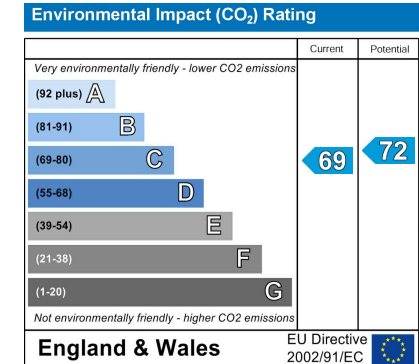
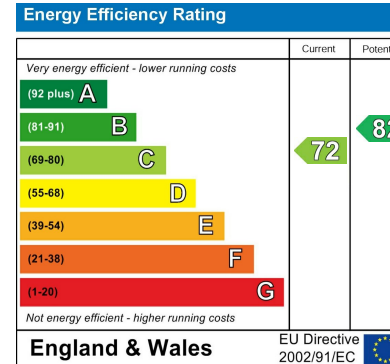
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



Plot Layout



For Illustrative Purposes Only - not to scale
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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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