



HUDSON
MOODY

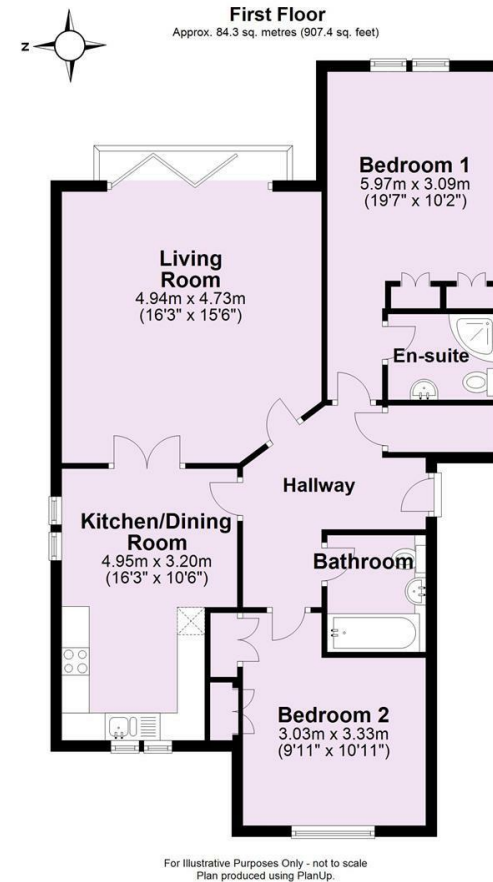
16A St. Chads Wharf, York YO23 1LX

A superb two bedroom **FIRST FLOOR** APARTMENT ideally located in a purpose built block **OVERLOOKING THE RIVER OUSE** in the popular **BISHOPTHORPE ROAD** area of York.

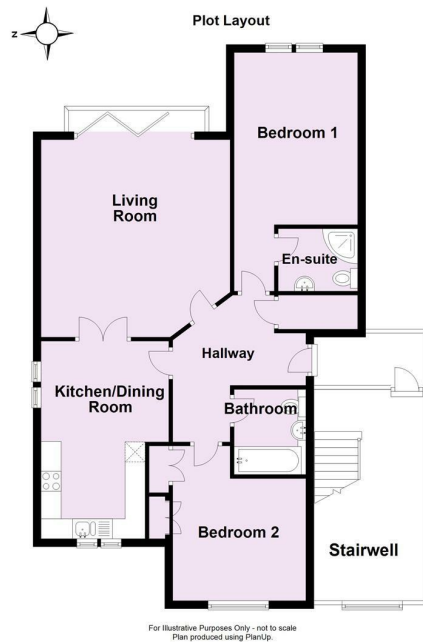
- Attractive Two Bedroom Apartment with River Views
- Spacious Dining Kitchen
- Delightful Sitting Room with Juliette Balcony
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom/Home Office
- Generous Bathroom
- Superb Riverside Views
- Parking Included
- Close to an Array of Independent Shops and Cafes with Easy Access to City Centre
- Walking Distance to York Racecourse

Guide Price £395,000

Tenure: Leasehold - Share of Freehold

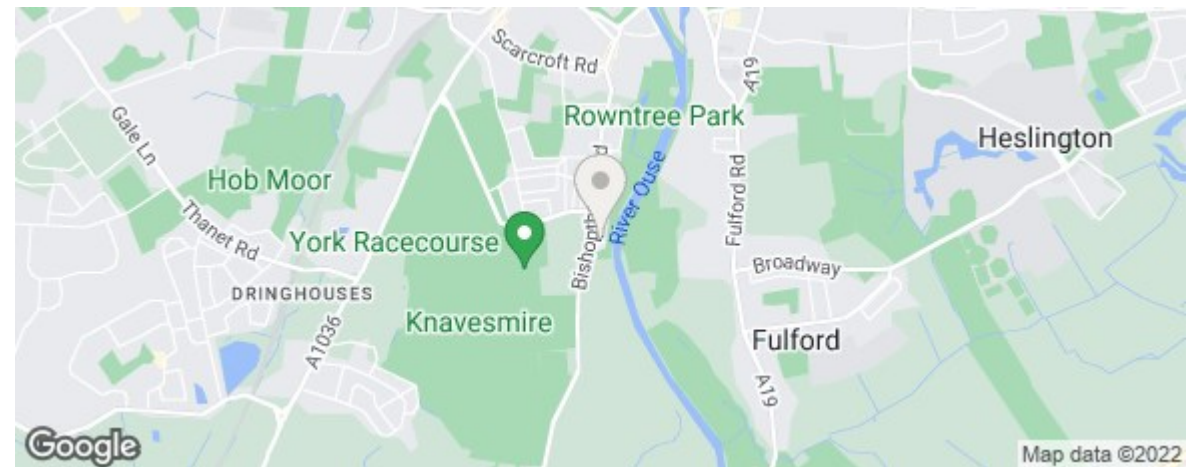






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC



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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.
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