

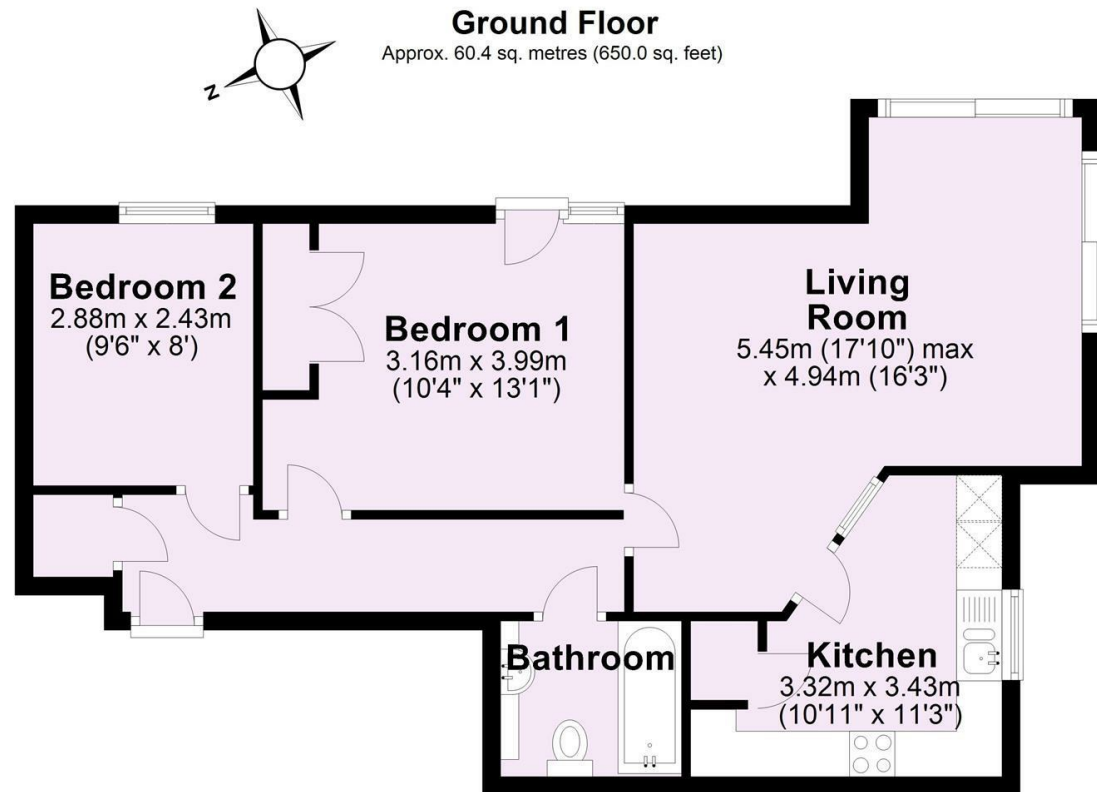


HUDSON
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11 Terrys Mews Bishopthorpe Road, York YO23 1PG

A spacious TWO DOUBLE BEDROOM, GROUND FLOOR APARTMENT situated in a prestigious modern development in the sought after BISHOPTHORPE ROAD area of York. Providing easy access to the City Centre and A64

- **Ground Floor Apartment**
- **Modern Development with Communal Entrance**
- **Spacious Open Plan Living Dining Room**
- **Separate Kitchen with Integral Appliances**
- **House Bathroom**
- **Master Bedroom with Juliette Balcony**
- **Second Double Bedroom**
- **A Short Distance to the City Centre, Riverside Walks and the Independent Shops, Cafe's and Restaurants on Bishopthorpe Road**
- **Allocated Parking Space**
- **No Onward Chain**



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

Guide Price £240,000

Tenure: Leasehold

Council Tax Band: D

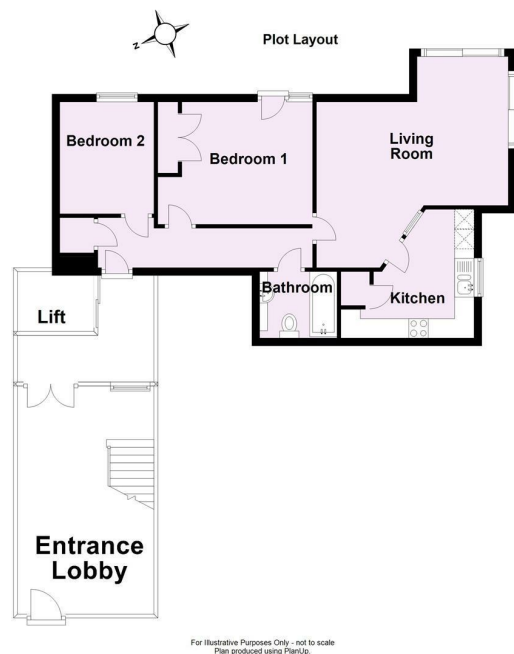
Lease Length: 999 (Years Remaining:
979)

Ground Rent: £100 pa

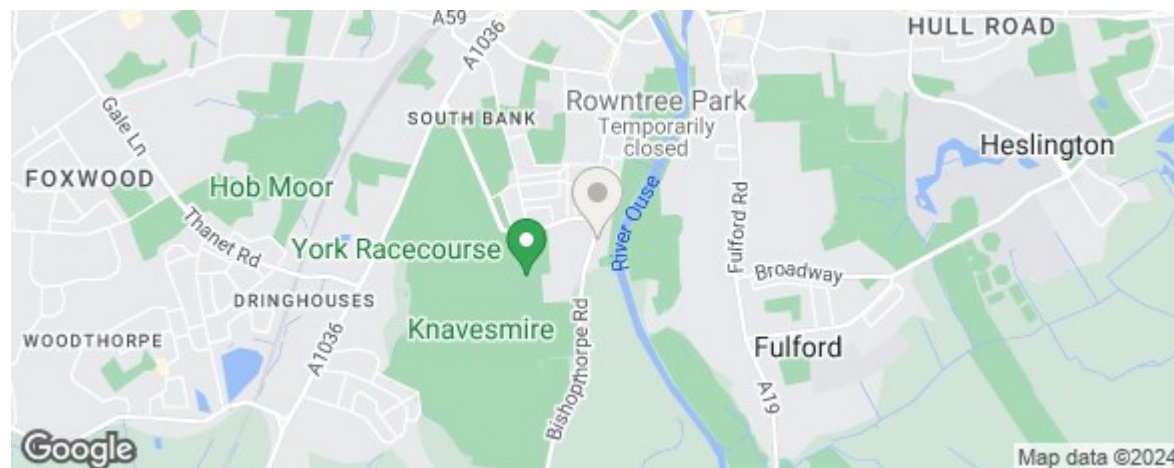
Service Charge: £1,740.00 pa







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	



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IMPORTANT NOTICE

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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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