



HUDSON
MOODY

3 Byland House Nicholas Gardens, York YO10 3FA

A smartly presented ONE BEDROOM GROUND FLOOR APARTMENT situated in a convenient location just off LAWRENCE STREET, within easy reach of the A64 outer ring road, the University of York, local facilities and York city centre.

- **Ground Floor One Bed Apartment**
- **Recently Renovated**
- **Superb Contemporary Living Area**
- **Fitted Corner Kitchen**
- **Double Bedroom with Fitted Furniture**
- **House Bathroom**
- **Close To City Centre**
- **No Chain**
- **Viewings Advised**

Guide Price £175,000
Tenure: Leasehold
Council Tax Band: B

Lease Length: 125 years (108 years remaining)
Service charge: £885 PA (annually reviewed)
Ground Rent: £284 PA (reviewed every 5 years)



Ground Floor

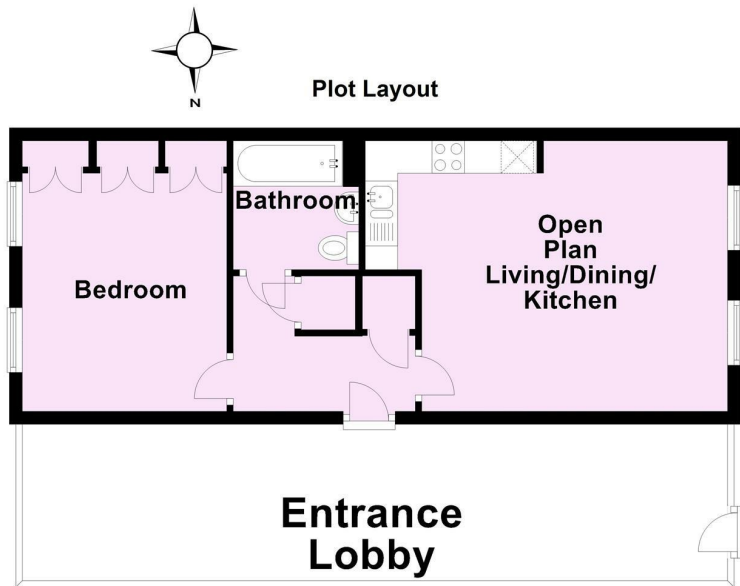
Approx. 45.3 sq. metres (488.0 sq. feet)



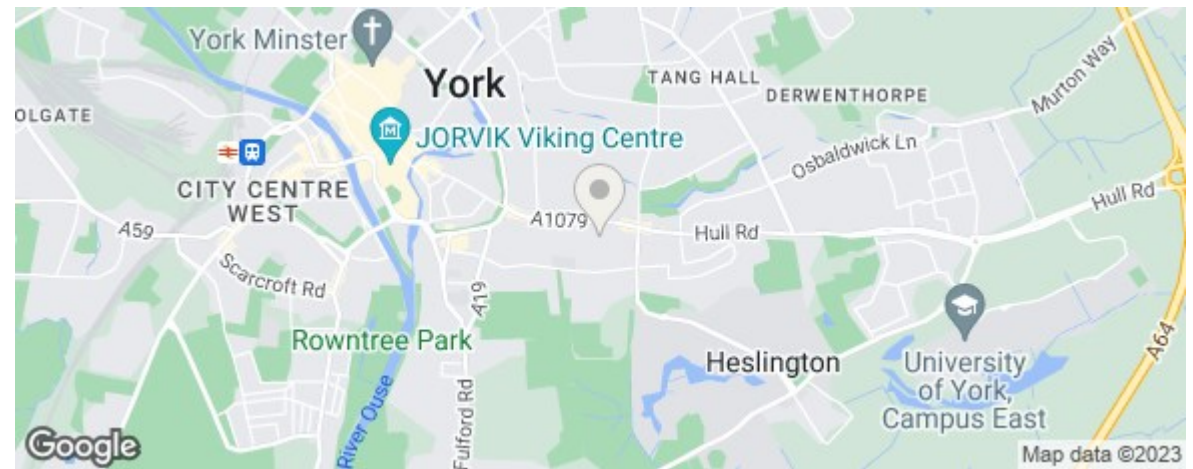
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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	

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	

**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com