



HUDSON
MOODY

12 Leyburn House Del Pyke, The Groves, YO31 7AE

A well presented SECOND FLOOR STUDIO APARTMENT situated in THE GROVES area of York, lying within easy reach of the city centre and York District Hospital.

- **Studio Apartment**
- **Minster Views**
- **Open Plan Living Area**
- **Second Floor**
- **Juliet Balcony**
- **Modern Shower Room**
- **Close to City Centre**
- **No Forward Chain**
- **Excellent Buy To Let Opportunity**
- **Viewings Advised**

Guide Price £130,000

Tenure: Leasehold

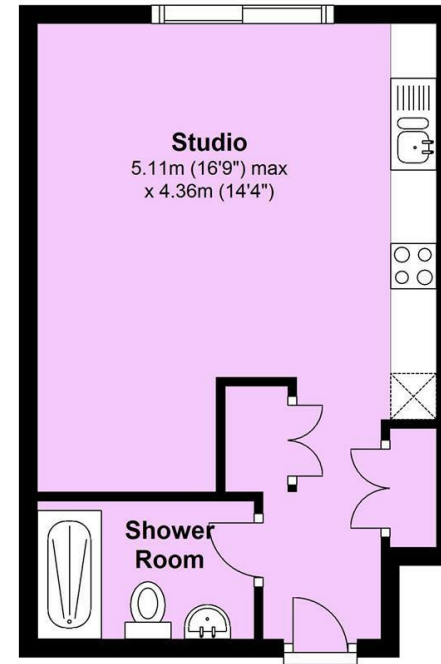
Council Tax Band: A

Lease Length 84 years

Ground Rent: £150 per annum

Service Charge: £180.90 per quarter

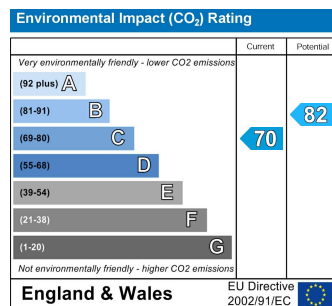
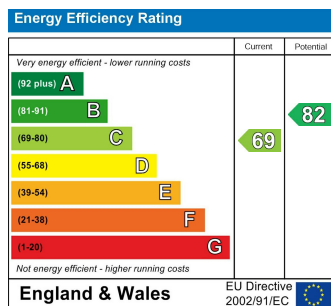
Second Floor
Approx. 28.7 sq. metres (308.6 sq. feet)



Total area: approx. 28.7 sq. metres (308.6 sq. feet)







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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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