



Flat 3 8-10 Priory Street, York YO1 6BY

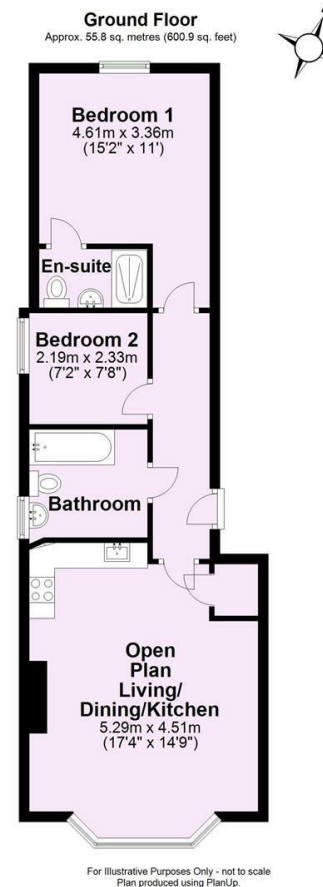
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A rare opportunity to purchase this TWO BEDROOM, GROUND FLOOR APARTMENT with PARKING, situated in a period building in the popular Bishophill Conservation area of York.

- **Ground Floor Apartment in the Heart of The City**
- **Retains Many Period Features**
- **Open Plan Living/Dining/Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Bedroom**
- **Modern Bathroom**
- **Close to the Railway Station, Local Shops and Amenities**
- **Secure Parking**
- **Long Lease Term and No Onward Chain**

Guide Price £279,950
Tenure: Leasehold - Share of Freehold
Council Tax Band: C

Lease Length: 999 (Years Remaining 983)
 Ground Rent: N/A
 Service Charge: £1,325.44 pa (Reviewed: TBC)
 Share of Freehold: TBC

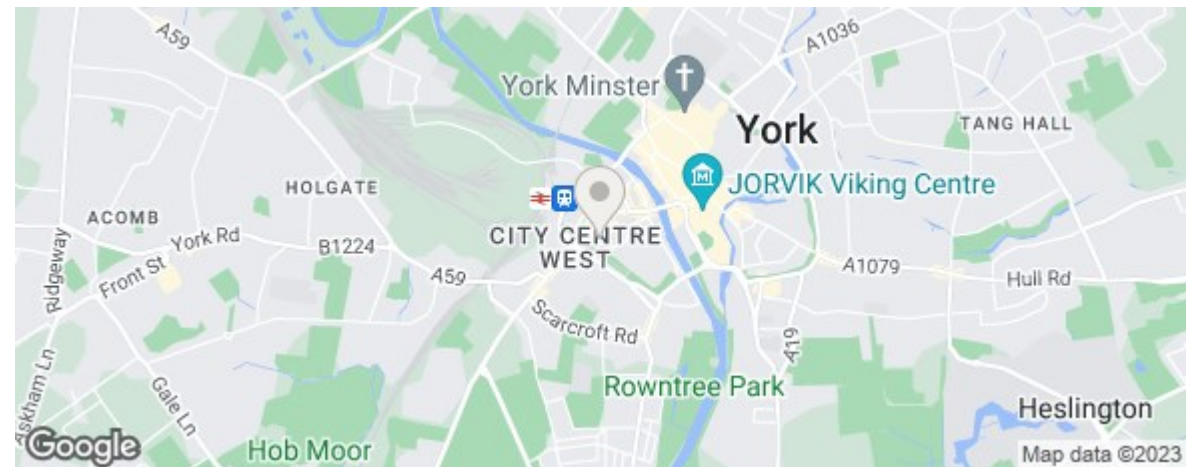






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		83
		56
England & Wales		
EU Directive 2002/91/EC		

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		



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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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com