



HUDSON
MOODY

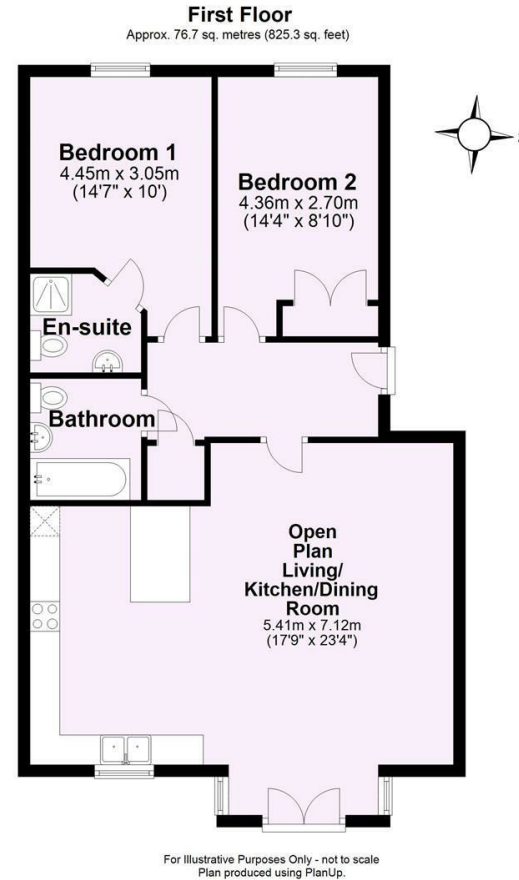
Flat 22 Manor Court Lawrence Street, York YO10
3EU

A spacious and beautifully appointed TWO BEDROOM FIRST FLOOR APARTMENT situated in a convenient location within easy access of the City Centre and York University

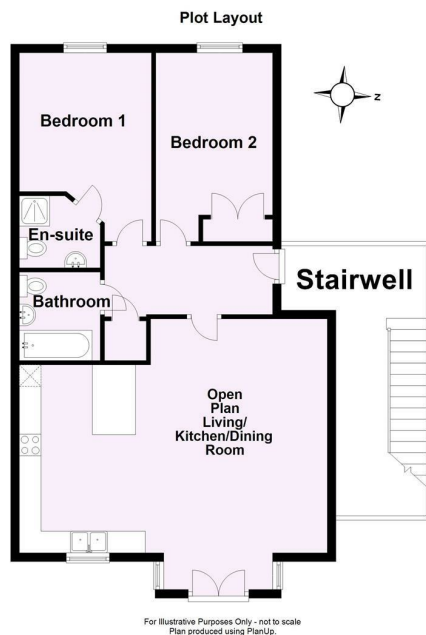
- Stunning Modern Apartment
- Spacious Open Plan Living Area with Juliet Balcony
- Immaculate Kitchen with Breakfast Bar
- Master Bedroom with En-Suite
- Second Double Bedroom
- House Bathroom
- Allocated Car Parking Space
- Visitors Parking
- Convenient Location
- Close to City Centre and The University of York

Guide Price £245,000

Tenure: Leasehold







Energy Efficiency Rating	
	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

Environmental Impact (CO ₂) Rating	
	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

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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MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com