



HUDSON
MOODY

17 Thistle House Joseph Terry Grove, South Bank,
York YO23 1FP

An immaculate MODERN FIRST FLOOR TWO BEDROOM APARTMENT situated in a prestigious development close to York Racecourse and within easy reach of both the city centre and A64 serving the motorway network.

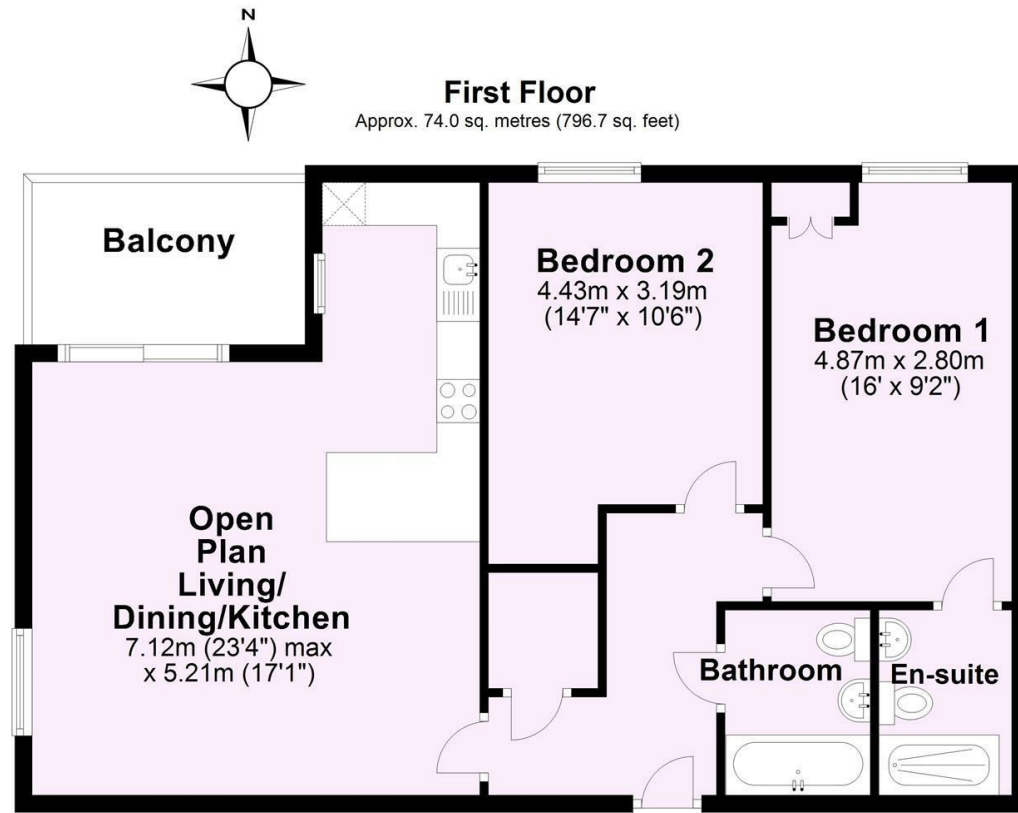
- **Spacious Modern First Floor Apartment**
- **Open Plan Living/Dining/Kitchen Area**
- **Full Range of Kitchen Units and Integral Appliances**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **Decked Balcony**
- **Off Street Parking Space**
- **Close to York City Centre**
- **Riverside Walks Nearby**
- **No Onward Chain**

Guide Price £325,000

Tenure: Leasehold

Council Tax Band: E

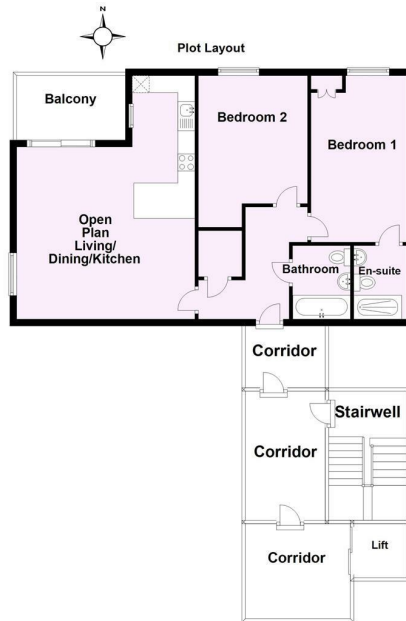
Lease Length: 999 (Years Remaining: 995)
Ground Rent: £357.00 p.a. 2022-2023
Service Charge: £1,351.94 p.a. Reviewed first in 2030 then every 15 years after in line with RPI



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

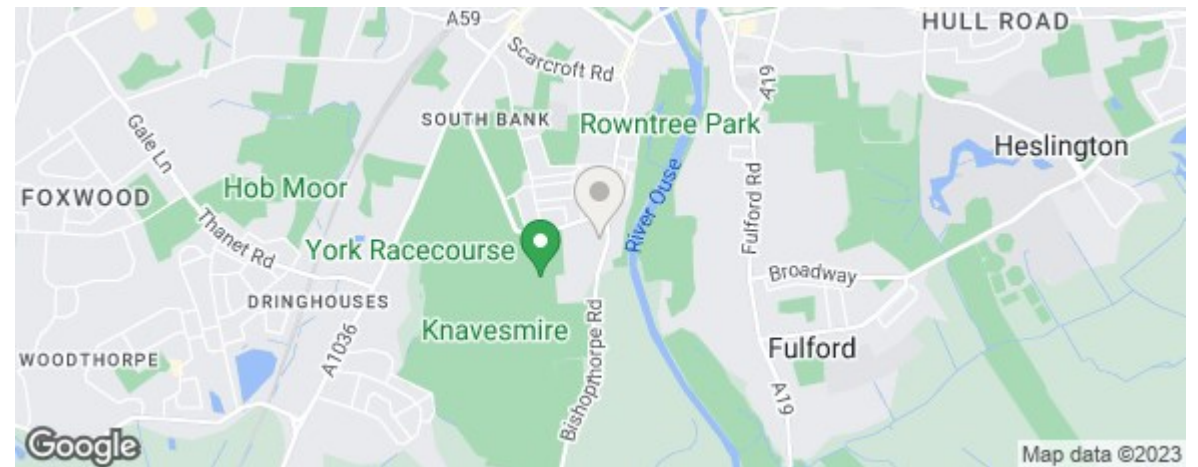






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Plan produced using PlanIt360

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

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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