



HUDSON
MOODY

17 The Walk Holgate Road, York YO24 4EL

Sunny & elegant two-bed flat across three aspects in iconic building close to York's historic centre with gated parking & urban garden

- **Spacious With Windows on Three Elevations**
- **Contemporary Gated Development**
- **Two Double Bedrooms**
- **Kitchen with Integral Appliances**
- **Bright and Generous Living Area**
- **Communal Gardens**
- **Enviably Close To City Centre And Train Station**
- **No Forward Chain**
- **Allocated Secure Parking**
- **Holiday Let Potential**

Price £240,000

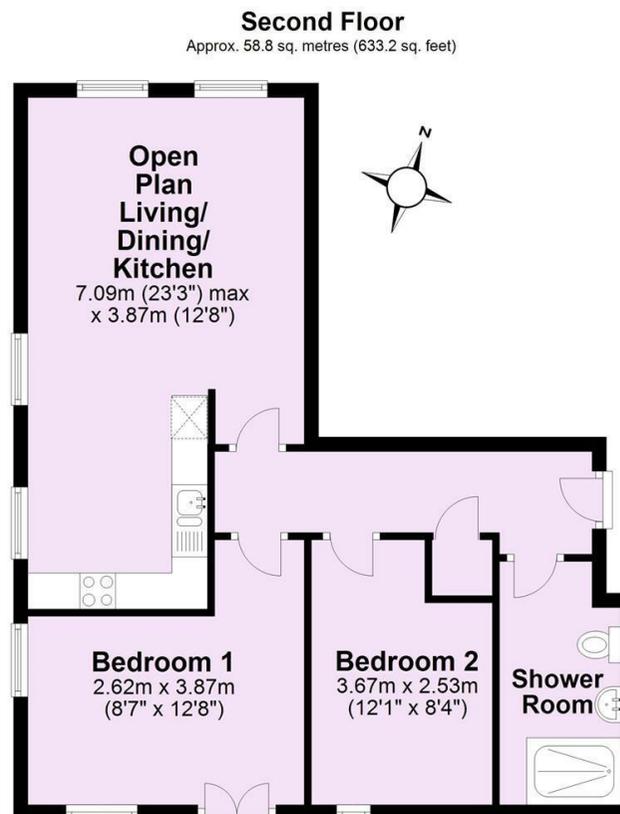
Tenure: Leasehold

Council Tax Band: C

Lease Length: 243 Years

Service & Reserve Fund Charge:
£1,030.68

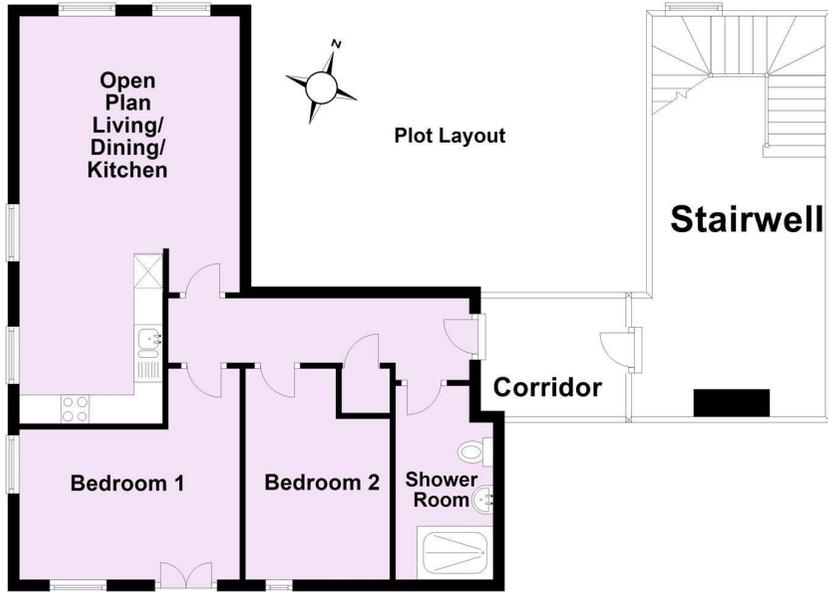
Annual Ground Rent: £311.87 Reviewed every 5 years in line with RPI (Inflation)



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

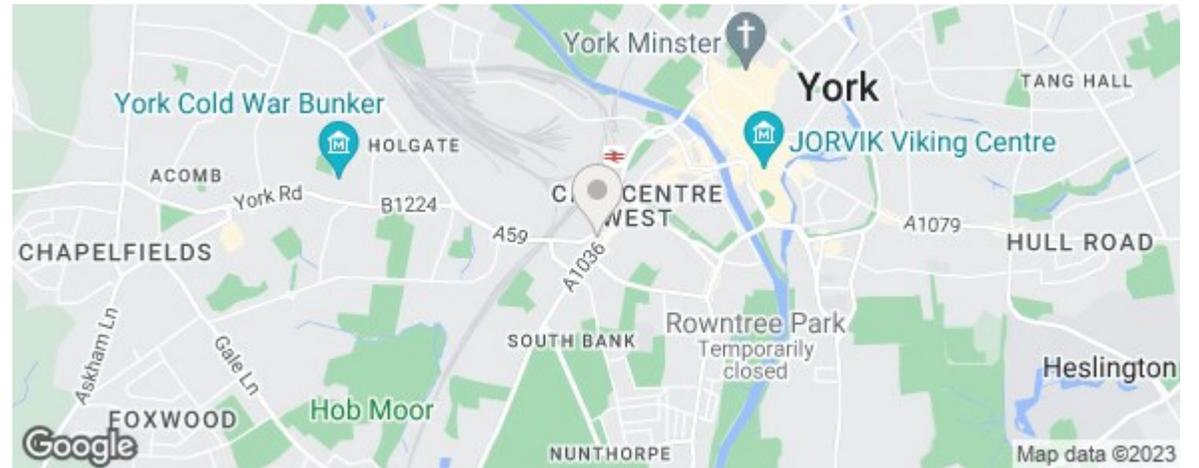






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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(12 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	57	57
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & 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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