



HUDSON
MOODY

12 Cordwainers Court Black Horse Lane, York YO1 7NE



*** VIEW OUR VIDEO TOUR *** A superbly presented THIRD FLOOR APARTMENT situated in a purpose built block benefitting from secure undercroft PARKING in the popular and sought after HUNGATE development lying just off STONEBOW in the heart of the city.

This superbly appointed apartment is approached either via lift or stairs to the third floor. The entrance hall has a useful walk-in corner cupboard and leads to an impressive light and airy open plan living area incorporating a contemporary range of fitted units with integral NEFF appliances and granite worktops, together with south facing glazed doors opening onto a Juliet balcony providing superb natural light. The spacious master bedroom enjoys a range of fitted wardrobes and an en-suite shower room whilst the second double bedroom overlooks the communal gardens. The modern house bathroom is fitted with a white suite and shower over the bath. Externally there are landscaped communal gardens and a private parking space in a basement car park.

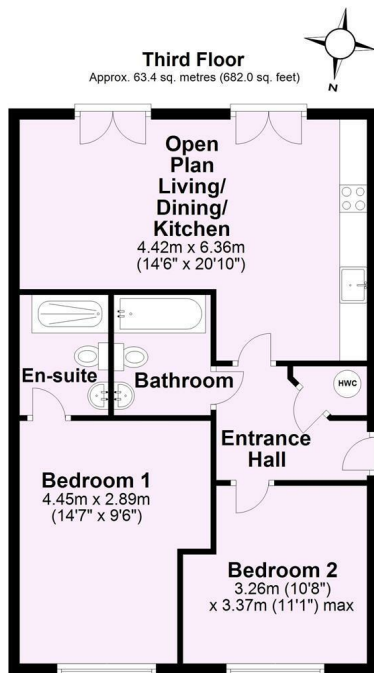


- Third Floor Apartment
- Prestigious Development
- Heart of the City of York
- Open plan living area/kitchen
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- House Bathroom
- Private Parking Space
- No Onward Chain

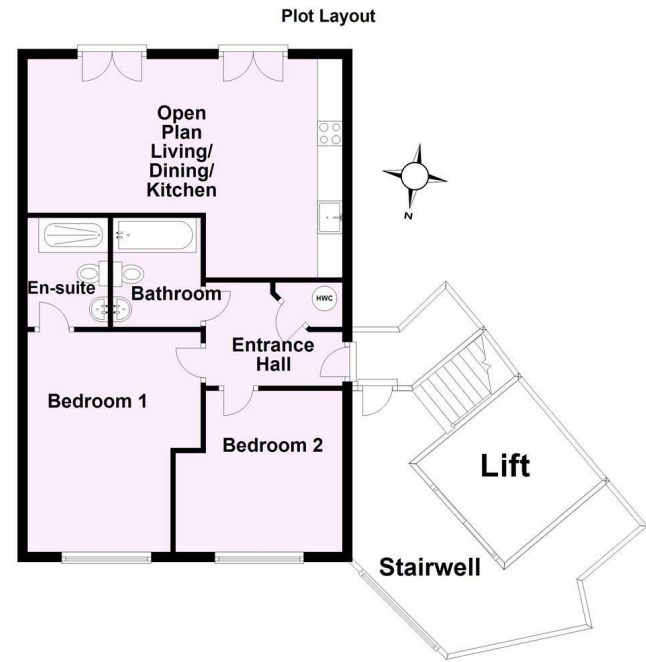
Guide Price £285,000

Tenure: Leasehold





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



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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		
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		
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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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