



HUDSON
MOODY

83 Burnholme Court Burnholme Avenue, York YO31
0NA

A spacious THREE BEDROOM
GROUND FLOOR APARTMENT with
private driveway, situated in the
popular Burnholme area of York.

- Immaculate Ground Floor Apartment
- Private Front Garden and Parking
- Spacious Living Room
- Separate Dining Room
- Modern Fitted Kitchen and Separate Utility Room
- Two Double Bedrooms
- Single Room/Study/Snug
- House Bathroom
- Communal Rear Courtyard Garden
- Local Shops and Facilities Nearby

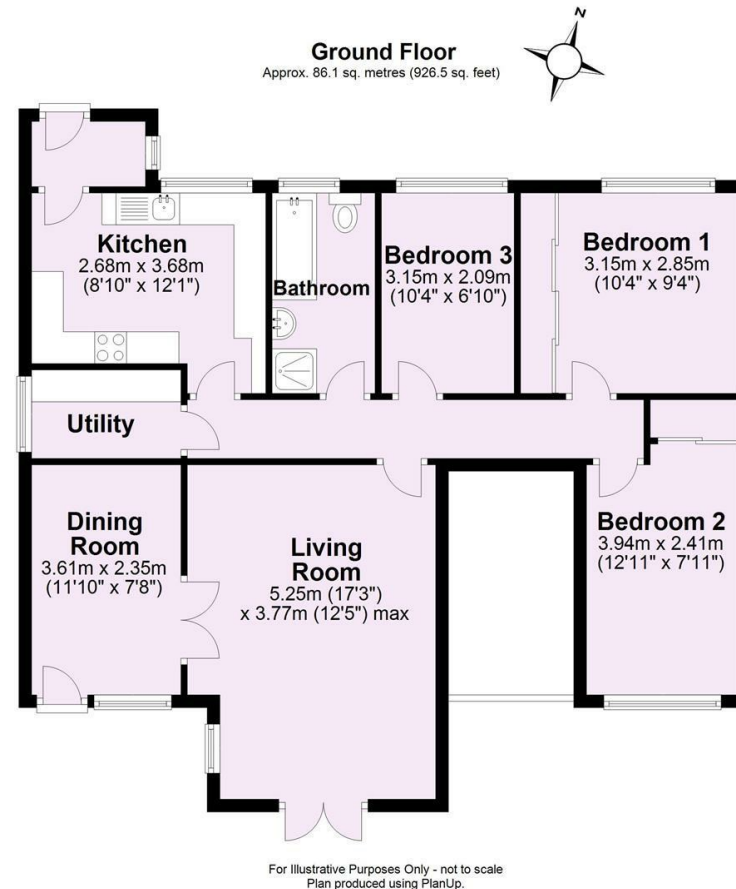
Guide Price £225,000

Tenure: Leasehold

Council Tax Band: B

Lease Length: 125 (97 years remaining)
Service Charge/ Ground Rent: £36 PCM
(Reviewed annually)

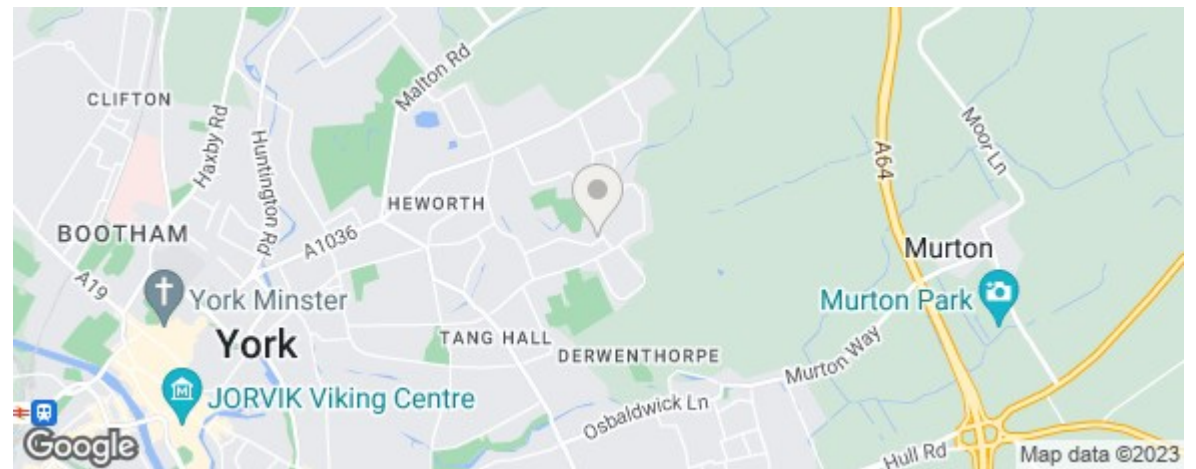
not by much includes building insurance
and ground rent, only if they have a big job







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	



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.

**HUDSON
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