

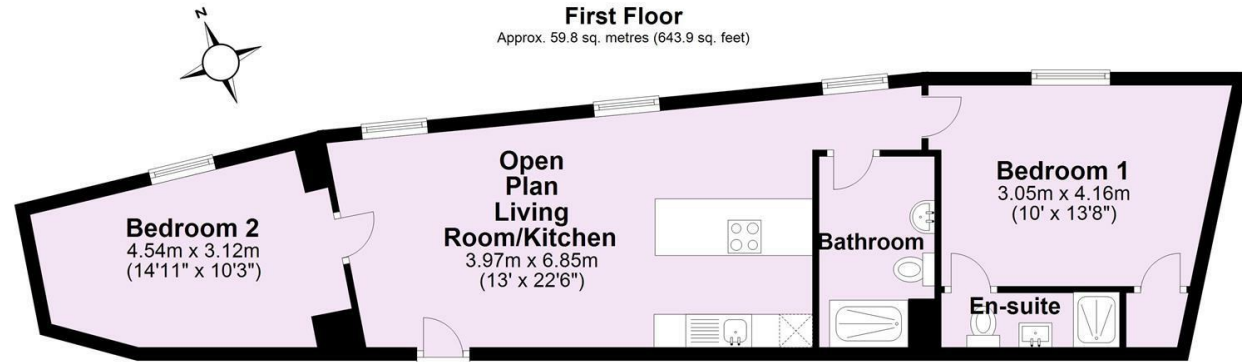


HUDSON
MOODY

Flat 2, 1 Holgate Road, York YO24 4AA

A beautifully presented
**CONTEMPORARY FIRST FLOOR
APARTMENT**, suitable for holiday lets,
located within easy reach of York city
centre and railway station.

- **First Floor Conversion**
- **Communal Pedestrian Entrance**
- **External Spiral Staircase from Courtyard**
- **Modern Open Plan Living Dining Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **Contemporary House Shower Room**
- **Close to Local Shops and Facilities**
- **Easy Access To City Centre**
- **Allows Holiday Lets**



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

Guide Price £250,000

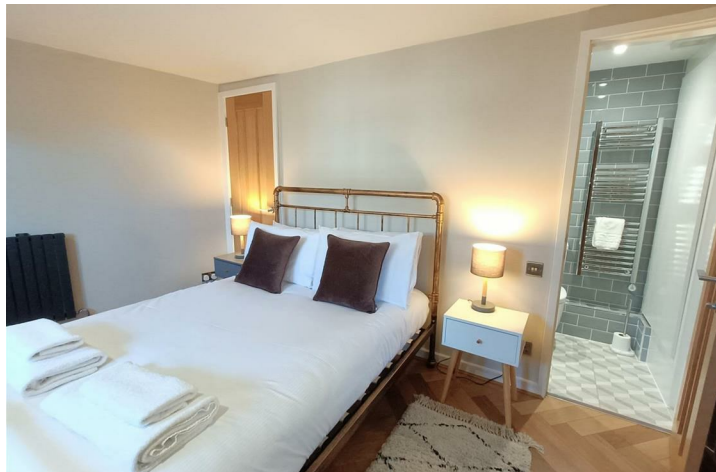
Tenure: Leasehold

Council Tax Band:

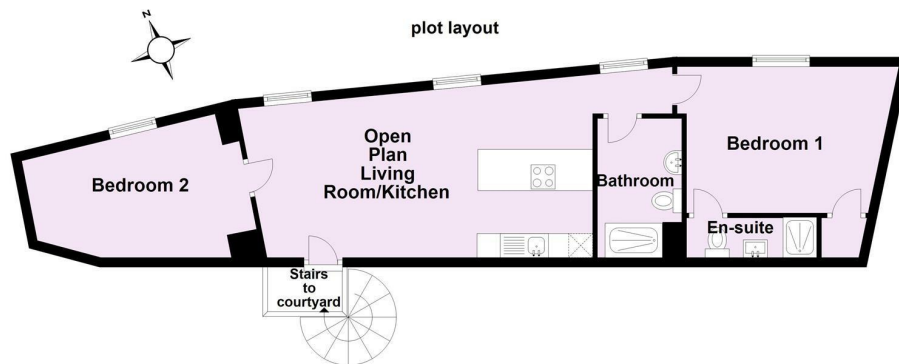
Lease Length: 999 years (979 Years remaining)

Service Charge : £1,556.64 (Review Period: Annually)

Ground Rent: Peppercorn







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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	



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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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