



HUDSON  
MOODY

20a East Parade, York YO31 7YJ



A Two bedroom split level apartment extending to 800 sq ft of living accommodation on the first and second floors of a period property. Situated close to the city centre with a good parade of local shops, park and amenities extremely close by.

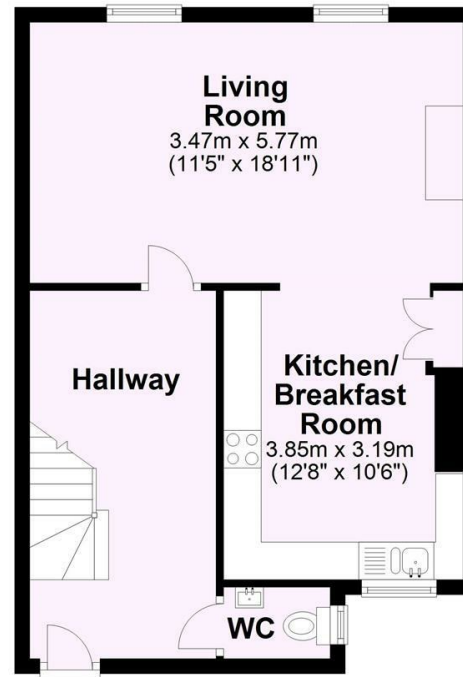
- Spacious Duplex Apartment
- Large Open Plan Living/Dining Area
- Generous Kitchen Area
- Two Double Bedrooms
- Modern House Bathroom
- Shared Cycle Store/Storage
- On Street Parking Permits Available.
- Enviaible Location Close to Local Shops and Leisure Amenities
- No Onward Chain

**Guide Price £220,000**

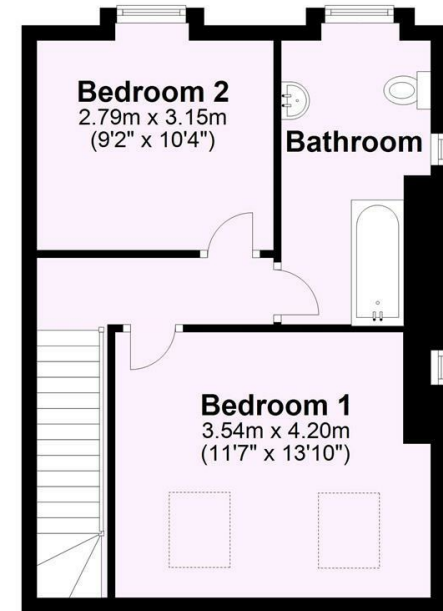
**Tenure: Leasehold**



**First Floor**  
Approx. 47.0 sq. metres (506.4 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (424.8 sq. feet)

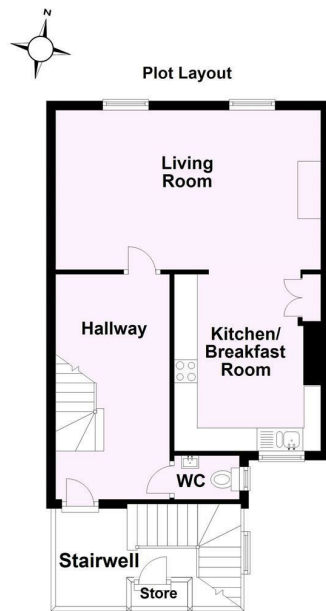


For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.









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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	
70	74
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions	
83	83
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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