



HUDSON  
MOODY

113 Milfield Lane, York YO10 3AP



**\*\*ATTENTION INVESTORS\*\***

A good sized DUPLEX APARTMENT situated within a convenient location lying with easy access to York city centre and the UNIVERSITY OF YORK.

This well presented first floor, duplex apartment is accessed via stairs from the ground floor, communal entrance hall.

The property is entered directly into the sitting room with wood flooring and a door leading to a particularly attractive first floor decked balcony giving pleasant views over neighbouring gardens and beyond. The kitchen is well equipped with light wood fronted units and integral appliances. The spacious master bedroom has a feature fireplace, ample space for free standing furniture and is served by the house bathroom with white suite. A further attic style bedroom with a newly fitted en-suite (WC and wash basin) lies to the second floor.

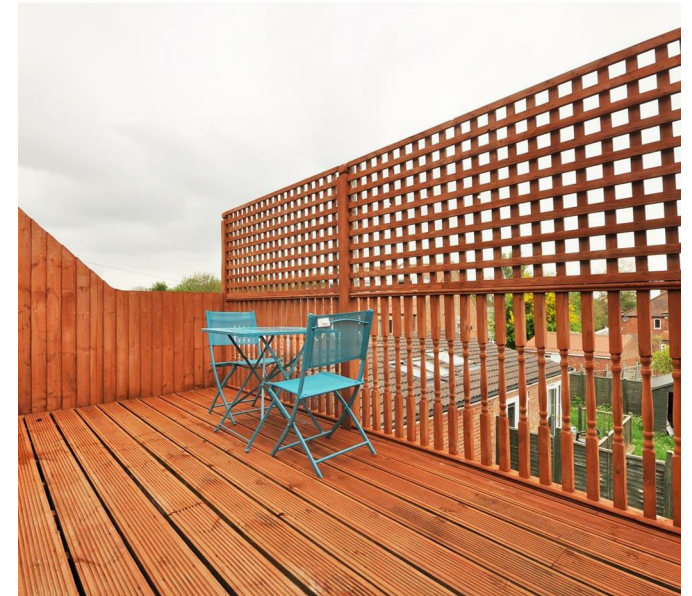
To the front of the apartment is a single off street parking space and the property lies close to the outer ring road with a wide range of local facilities available close by.



- Duplex Apartment
- Sitting Room with Balcony
- Contemporary Fully Fitted Kitchen
- Master Bedroom
- Second Bedroom with En-Suite WC
- Off Street Parking.
- Sought After Area Close to York City Centre & Local Amenities
- Currently Let and Being Marketed with Tenancy in Place until June 2021
- Yield 6.3%

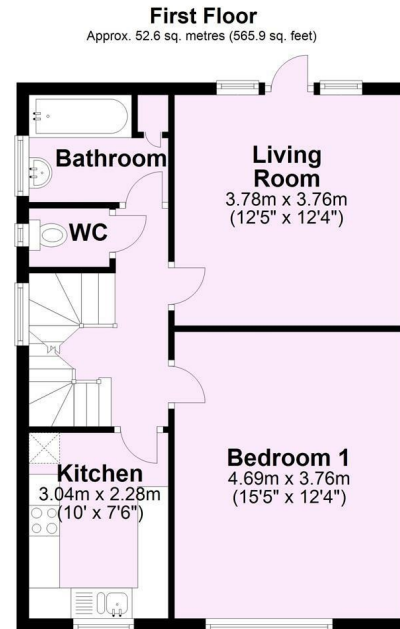
**Guide Price £155,000**

Tenure: Leasehold - Share of Freehold

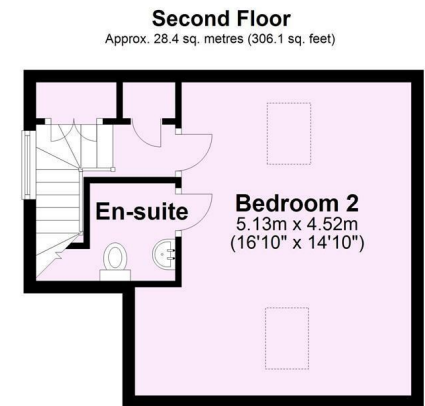




For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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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			
<b>England &amp; Wales</b>		67	72
		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			
<b>England &amp; Wales</b>		66	72
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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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