

HUDSON
MOODY

27 Chancery Rise, Holgate Road, York YO24 4DG

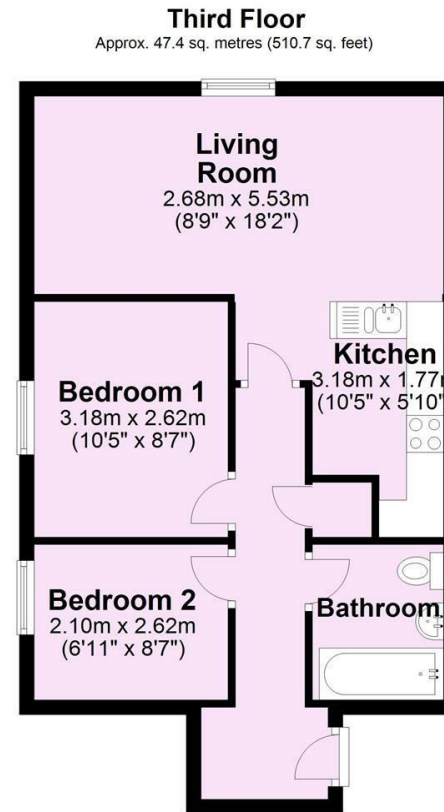
A modern THIRD FLOOR APARTMENT situated in a purpose built development, surrounded by mature, communal gardens, within short walking distance of York city centre and the railway station.

- Top Floor Apartment
- Open Plan Living Area
- Kitchen With Appliances
- Two Bedrooms
- Bathroom With Shower Over Bath
- Off Street Allocated Parking plus Space for Visitors
- Easy Access to City Centre and Railway Station
- Communal Gardens
- No onward Chain

Guide Price £180,000

Tenure: Leasehold

Council Tax Band: C



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



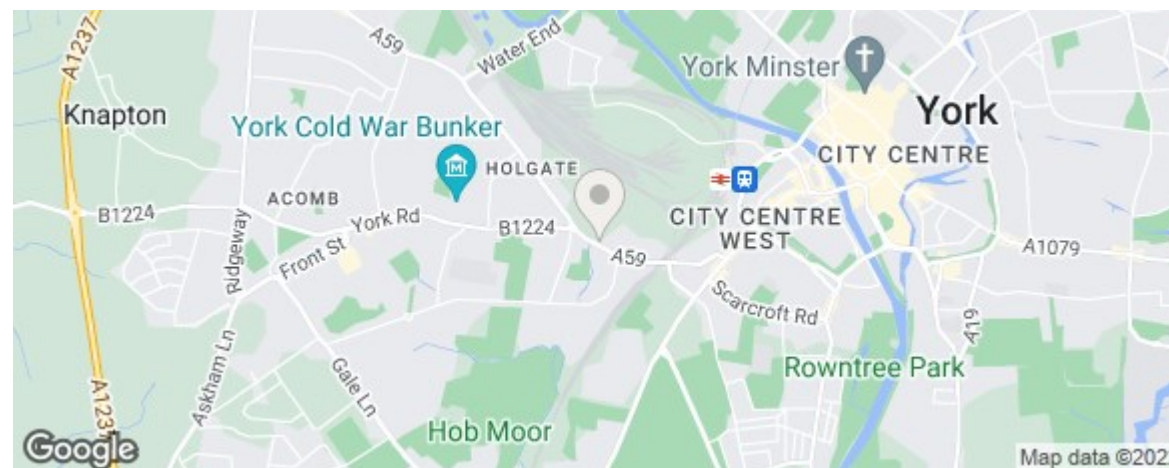




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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		
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Not environmentally friendly - higher CO ₂ emissions		
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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.
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