



HUDSON  
MOODY

18 Agar Street, York YO31 7PQ



A well-presented mews style ONE BEDROOM APARTMENT, with single garage, tucked away off Monkgate just outside the City Walls, within the heart of the City of York.

- Immaculate One Bedroom First Floor Apartment
- Open Plan Living, Dining and Kitchen Area
- Fitted Kitchen
- Modern House Bathroom
- Double Bedroom
- Balcony
- Single Garage
- Easy Access to Local Amenities
- Quiet Location Close to City Centre
- No Onward Chain

**Guide Price £205,000**

**Tenure: Leasehold**

**Council Tax Band: B**

Lease Years Remaining: 97

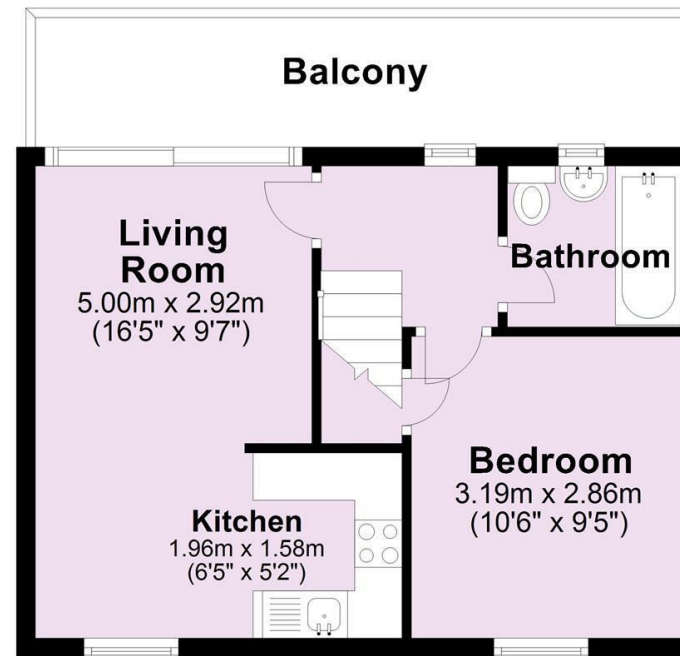
Service charge: £978.80 per annum.

No Holiday Lets. Pets Permitted.



## First Floor

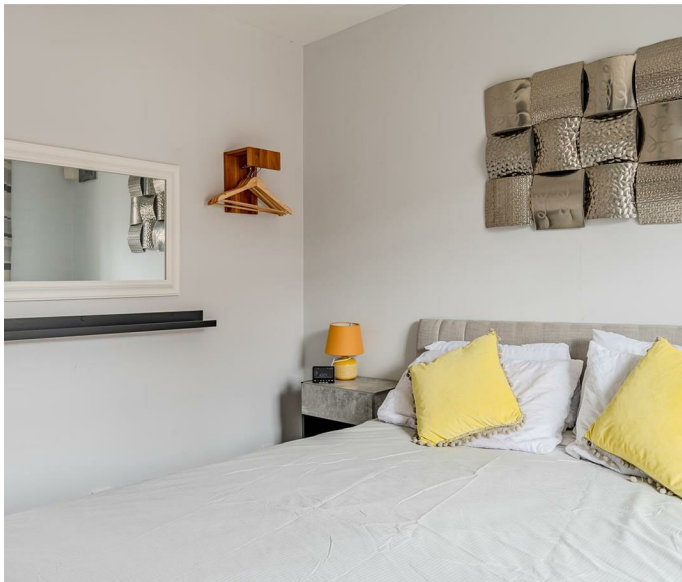
Approx. 34.1 sq. metres (367.0 sq. feet)



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

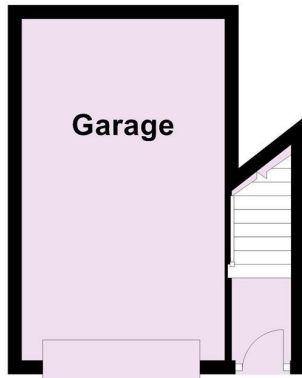




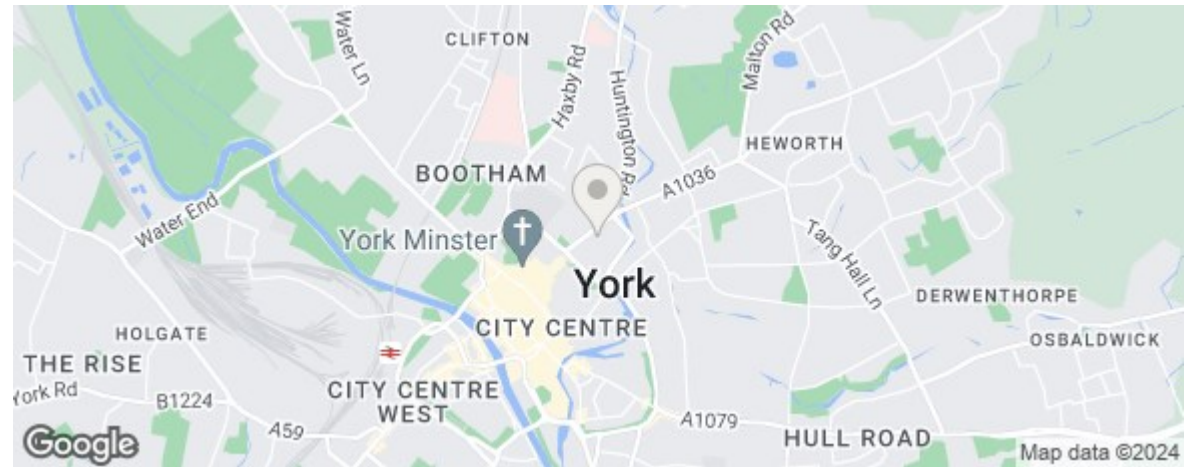




**Ground Floor**



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		71
(55-68) <b>D</b>		
(39-54) <b>E</b>	46	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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