



HUDSON
MOODY

15 Woodsmill Quay Skeldergate, York YO1 6DX

A beautifully presented and refurbished ground floor apartment set within an historic riverside mill within the centre of York. The apartment features original features including wooden beams and boasts panoramic views across the river.

- **Impressive Ground Floor Apartment**
- **Kitchen with Integral Appliances**
- **Large L-Shaped Living/Dining Room**
- **Master Bedroom with En-Suite Shower Room**
- **Additional Double Bedroom**
- **House Shower Room**
- **Views Over River Ouse**
- **City Centre Location**
- **Holiday Lets Permitted**

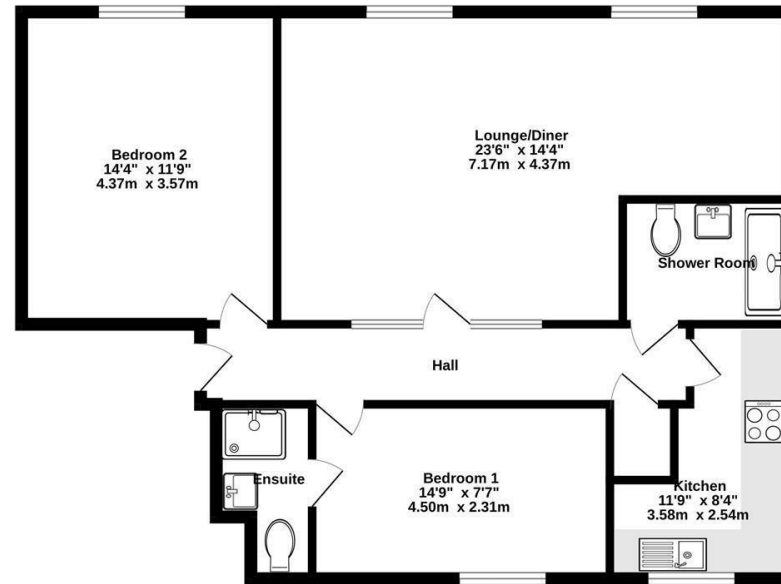
Guide Price £235,000
Tenure: Leasehold
Council Tax Band: E

Lease length: 101 years remaining.

Service Charge: £1681.59 (31st Dec 2022)
Reserve fund £1669.94

Ground Rent: £100 PA.

GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



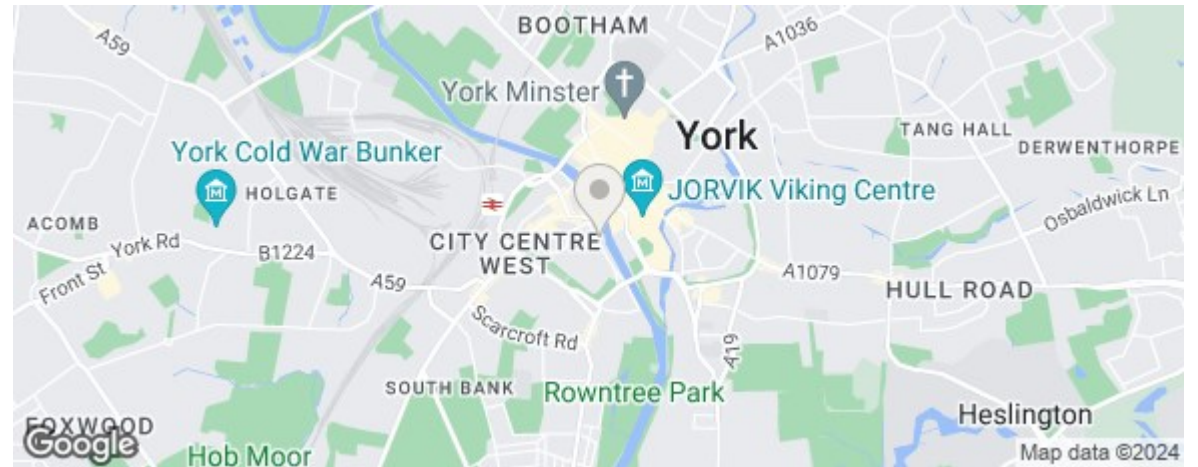
TOTAL FLOOR AREA: 811 sq.ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustration purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		68	78
(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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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.
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