



HUDSON
MOODY

4 Jacobs Court Trinity Lane, Bishophill, York YO1
6LL

A well-presented TWO BEDROOM APARTMENT situated on the ground floor of a modern block, within the heart of York and close to the vibrant Micklegate shops and restaurants.

- **Beautifully Presented Ground Floor Apartment**
- **Open Plan Living Room and Fitted Kitchen.**
- **Private Balcony to Street**
- **Two Good Sized Bedrooms**
- **Tucked Away along Historic Trinity Lane**
- **Close to Micklegate, York Railway Station and City Centre**
- **Permit Parking Available**

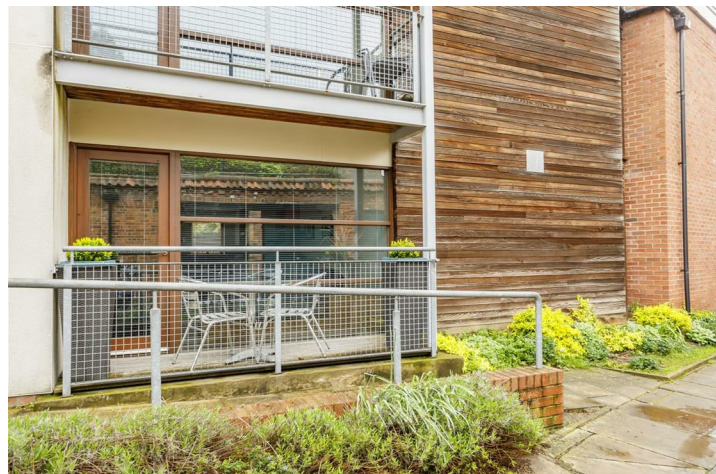
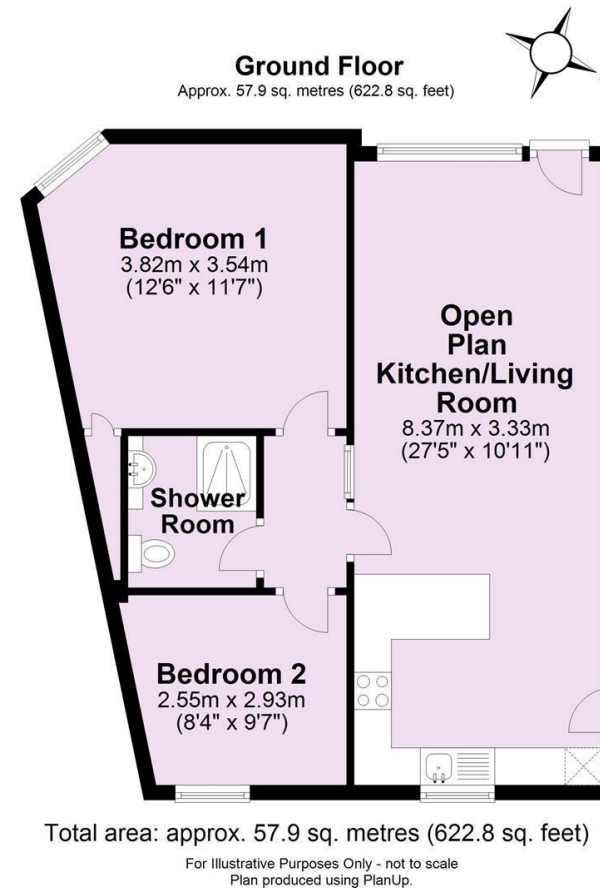
Guide Price £240,000

Tenure: Leasehold

Council Tax Band: C

Lease Term - 125 Years from 2004, 105 Years Remaining

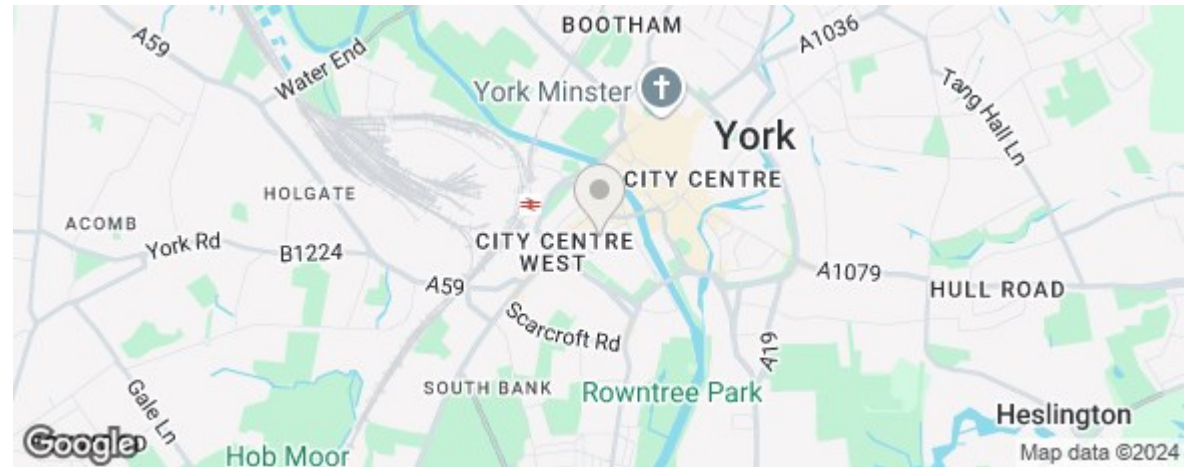
Service Charge: £270 Per Quarter







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



| Energy Efficiency Rating | | Current | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | 79 | 79 |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| 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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