



HUDSON
MOODY

Manor House Cobham Way, York YO30 5NS

A modern two bedroom, ground floor apartment benefitting from allocated parking. Situated in the Rawcliffe area of York lying to the North West, providing easy access to the ring road and York city centre.

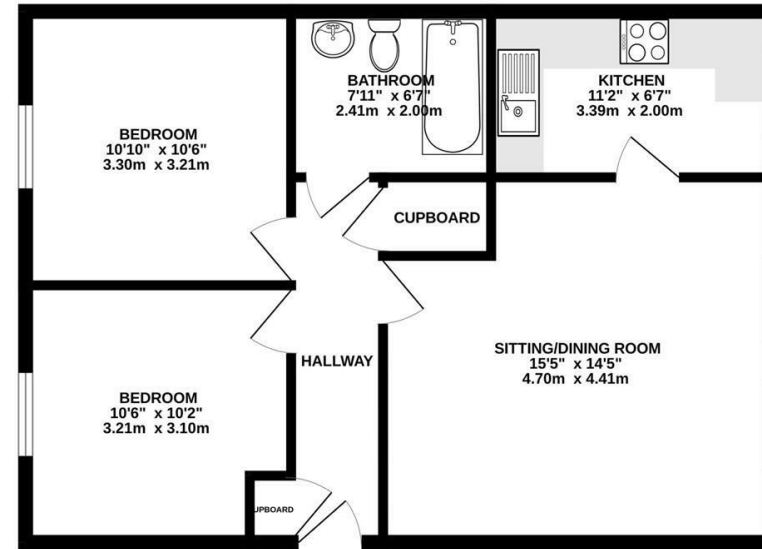
- **Modern Development**
- **Spacious Living Room**
- **Contemporary Newly Fitted Kitchen**
- **Two Double Bedrooms**
- **House Bathroom**
- **Ample Storage**
- **Allocated Parking Space**
- **Visitors Parking Available**
- **Convenient Location Close to the Ring Road, City Centre and Park and Ride**
- **Local Amenities Close by Including Shops and a popular Pub/Restaurants**

Guide Price £200,000
Tenure: Leasehold
Council Tax Band: C

Service Charge: £1,051.72 (reviewed: annually)

Ground Rent: £178.00 (reviewed: tbc)

GROUND FLOOR
622 sq.ft. (57.7 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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 illustrative purposes only and should be used as such by 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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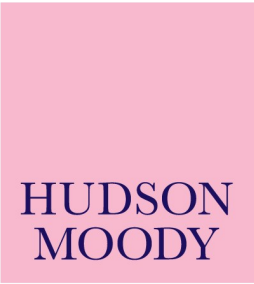




Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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