



HUDSON
MOODY

12 Manor Court Lawrence Street, York YO10 3EU

A spacious top floor apartment situated within an attractive modern development, tucked away off Hull Road and lies within easy reach of York city centre, plus local shops and services. Hull Road lies close to The University of York and provides easy access to the A64.

- **Top Floor Apartment**
- **Open Plan Living/Dining/Kitchen**
- **Spacious Hallway with Storage Cupboard**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom with Shower Over the Bath**
- **Close to City Centre**
- **Easy Reach to York University**
- **No Forward Chain**

Offers Over £200,000

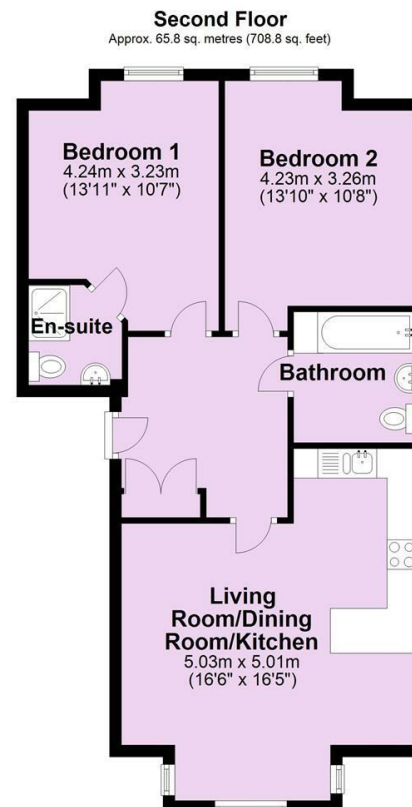
Tenure: Leasehold

Council Tax Band: C

Lease length: 980 years

Service Charge: £1,400 (review period: Annually)

Ground Rent: £150 (review period: Annually)

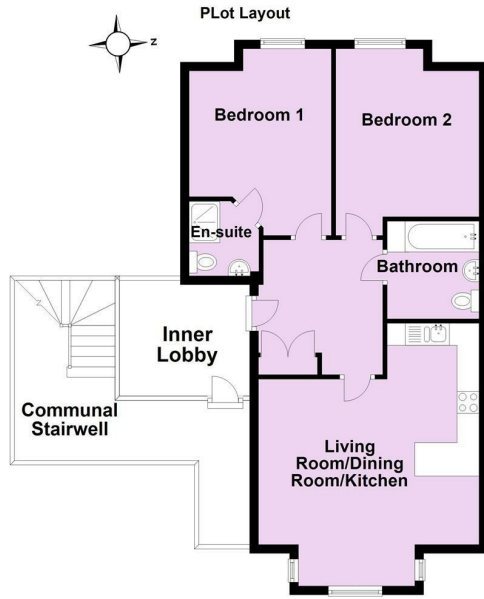


Total area: approx. 65.8 sq. metres (708.8 sq. feet)

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

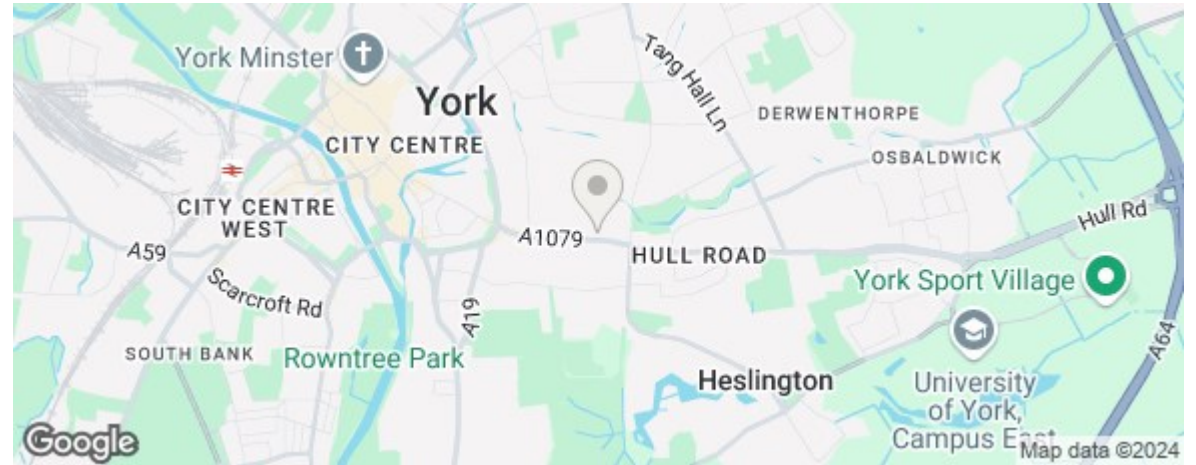






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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		77	79
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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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