

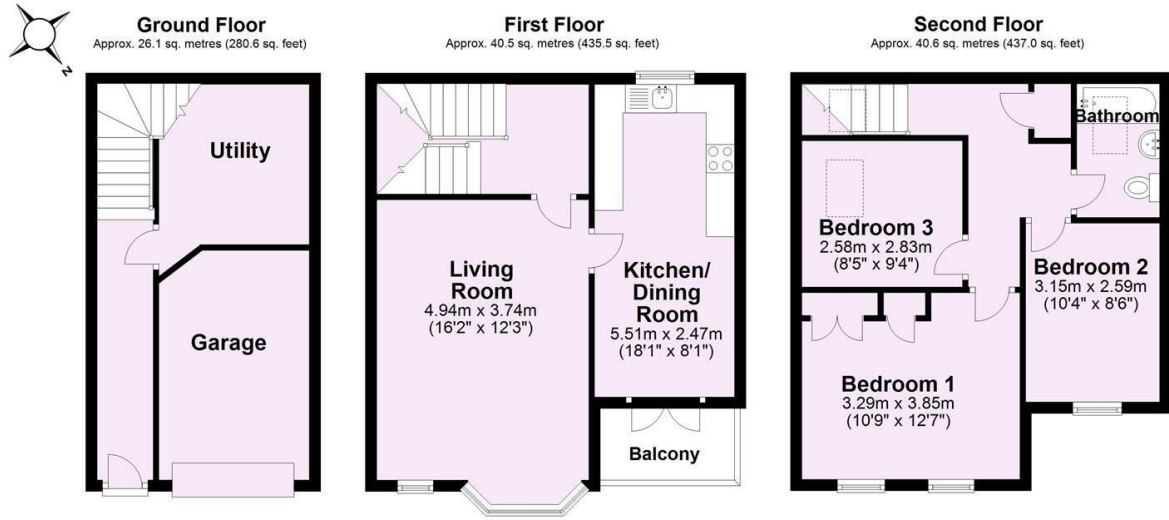


HUDSON
MOODY

26 Buckingham Court, Bishophill, York YO1 6EQ

A THREE BEDROOM TOWNHOUSE with GARAGE, situated in a modern gated development in the conservation area of Bishophill lying within the City Walls, a short walk of the train station and Bishopthorpe road Cafe's and shops

- Well Presented Town House
- Modern Secure Gated Development
- Integral Garage and Utility to Ground Floor
- Light and Spacious First Floor Living Room
- Dining Kitchen with Balcony
- Three Well Proportioned Bedrooms
- House Bathroom
- City Centre Location within the City Walls
- Within Easy Reach of York Train Station and Bishopthorpe Road
- No Onward Chain



Total area: approx. 107.1 sq. metres (1153.1 sq. feet)

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

Guide Price £350,000

Tenure: Leasehold

Council Tax Band: D

Service charge: £2534.00 Reviewed annually.

Ground Rent: £10.00 Reviewed annually.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			83
(81-91) B			
(69-80) C		69	
(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	

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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