



HUDSON
MOODY

1A Mount Ephraim, Holgate, York YO24 4AL

A beautiful two bedroom period apartment, situated in the Holgate area of York, moments from the city walls and within easy reach of the train station

- **Attractive Apartment with Period Features Throughout**
- **Listed Building**
- **Large Ground Floor Storage Area**
- **Well Appointed Living Room**
- **Kitchen with Quartz Worktops**
- **Spacious Bathroom with Free Standing Bath and Separate Shower Cubicle**
- **Separate WC**
- **Master bedroom**
- **Second Double Bedroom with Mezzanine Storage Area**
- **Permit Parking Required**

Guide Price £300,000

Tenure: Leasehold

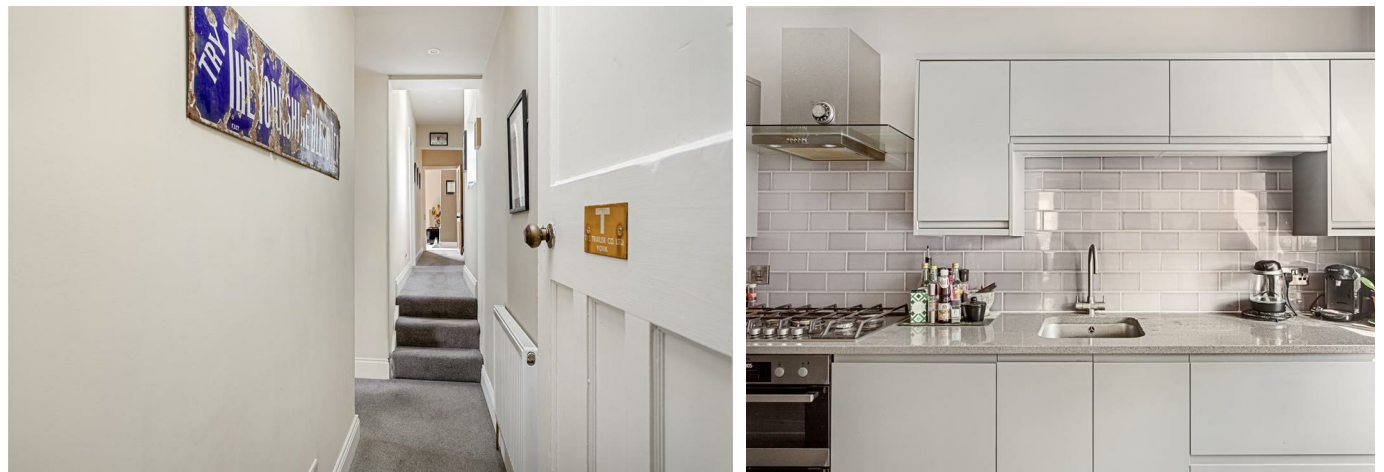
Council Tax Band: A

Length of Lease: 246

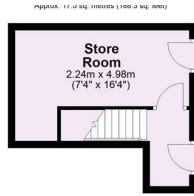
Service Charge: Building insurance
approx 400 per annum

Ground Rent: 0

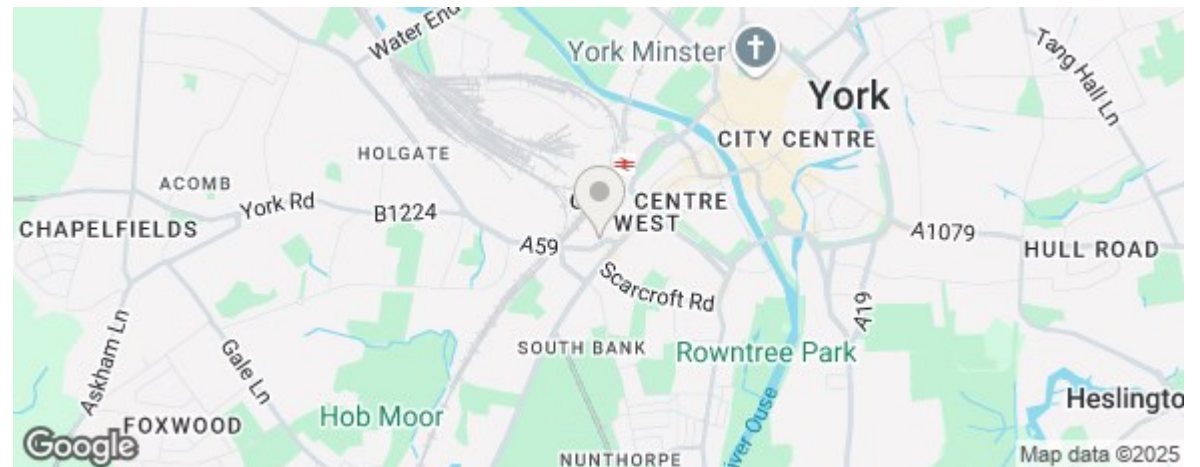
Ground Rent Review Period: fixed







Total area: approx. 108.1 sq. metres (1141.7 sq. feet)
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com