



HUDSON
MOODY

41 County House, York, YO31 7NS

A two bedroom duplex apartment situated to the front of the iconic Grade II County House development, just a short stroll from the city walls and Benefiting from a secure off street parking space.

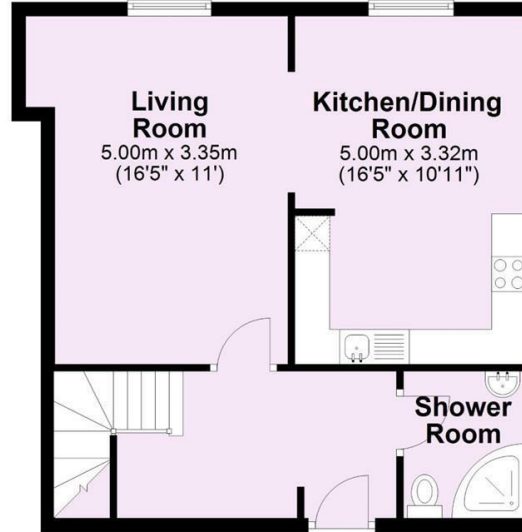
- **Bright and Spacious Duplex Apartment with Minster Views**
- **Enviably City Centre Location**
- **Beautiful Grade II Listed Period Building**
- **Open Plan Living Dining Kitchen Area**
- **Two Double Bedrooms**
- **Ground Floor Shower Room and First Floor Bathroom**
- **Secure Gated Development**
- **Allocated Parking Space**
- **Ideal Rental Opportunity or Lock up and Leave Second Home**
- **No Onward Chain**

Offers Over £290,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: E

Lease Length- 997 years remaining
Service Charge- £3,086.38
Ground Rent-£0



Second Floor
Approx. 49.3 sq. metres (531.0 sq. feet)



Third Floor
Approx. 49.9 sq. metres (537.3 sq. feet)

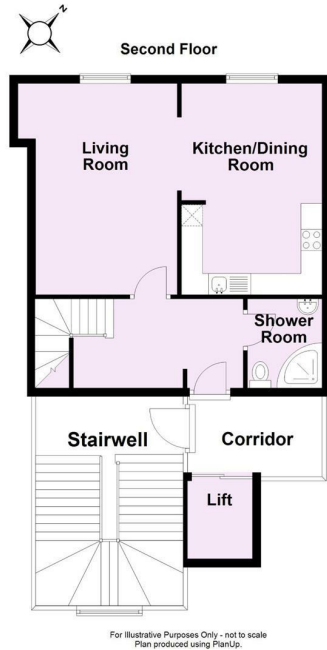


Total area: approx. 99.2 sq. metres (1068.2 sq. feet)

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







Energy Efficiency Rating		Current	Potential
<small>Very energy efficient - lower running costs</small>			
(92 plus) A			
(81-91) B			82
(69-80) C		66	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<small>Not energy efficient - higher running costs</small>			
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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