



HUDSON  
MOODY

20 The Archway Little Hallfield Road, York YO31 7UH



A spacious SECOND FLOOR APARTMENT offering two double bedrooms, a large living room with south facing balcony. The property is situated within a modern development outside the city walls in the popular Layerthorpe area of the city.

- **Spacious Second Floor Apartment**
- **Modern Development in Popular Area**
- **Living/Dining Room.**
- **South Facing Juliette Balcony**
- **Well Fitted Breakfast Kitchen with Appliances**
- **Master Bedroom with En-Suite Shower Room**
- **Second Spacious Double Bedroom**
- **House Bathroom**
- **One Allocated Parking Space**
- **Within Walking Distance of City Centre**

**Guide Price £225,000**

**Tenure: Leasehold**

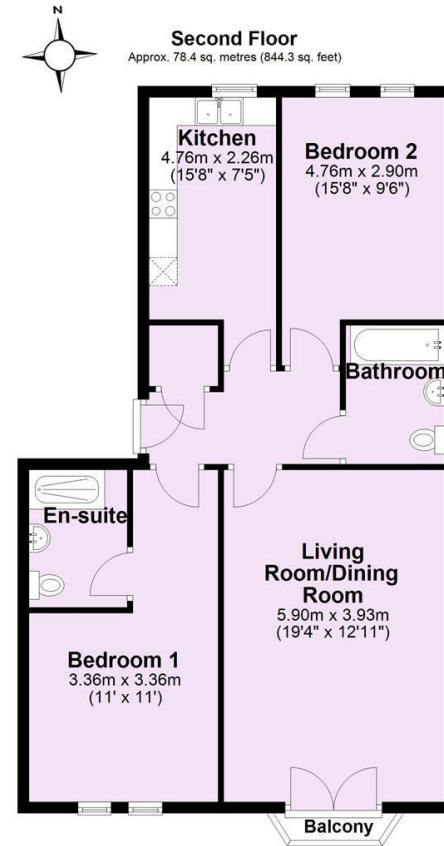
**Council Tax Band: C**

Years remaining: 126 Years

Service charge: £1404 pa

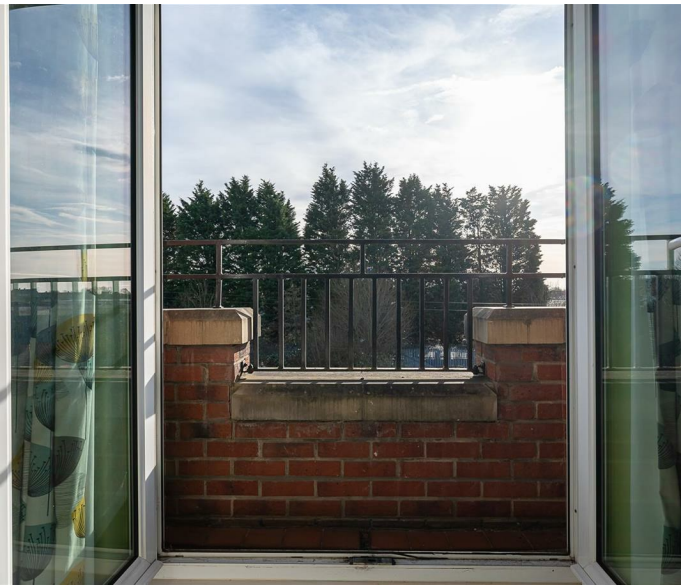
Ground Rent: 103 pa

Reviewed Period: Annually.

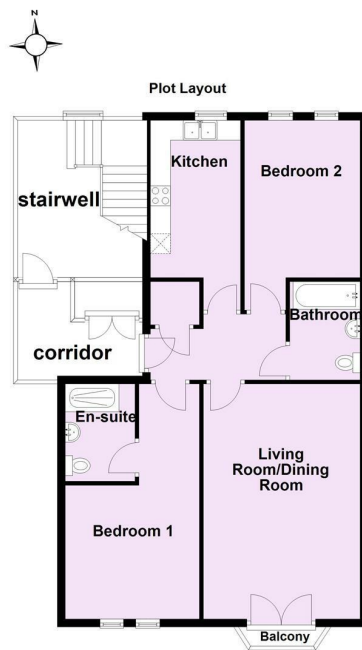


Total area: approx. 78.4 sq. metres (844.3 sq. feet)









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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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