



HUDSON
MOODY

59 Cordwainers Court Black Horse Lane, York YO1
7NE

A GROUND FLOOR ONE BEDROOM APARTMENT set within the sought after development of Hungate. Enjoying a city centre location, moments walk of all amenities. The apartment is offered on a 62.92% ownership basis via Yorkshire Housing. Applicants must be eligible.

- **Spacious Ground Floor Apartment**
- **Set within a Modern Development**
- **City Centre Location**
- **Open Plan Living, dining, Kitchen Area**
- **Kitchen with Integral Appliances and Space for a Washing Machine**
- **Double Bedroom with Fitted Wardrobes**
- **House Bathroom**
- **Shared Ownership Scheme Via Yorkshire Housing**
- **Available to Eligible Applicants**
- **No Onward Chain**

Price £113,256

Tenure: Leasehold

Council Tax Band: C

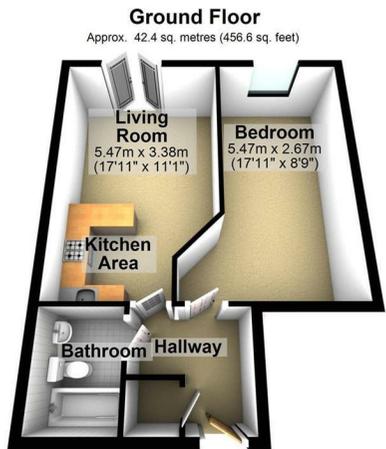
Years Remaining on the Lease: 985

Service Charge: £1,800.00 PA

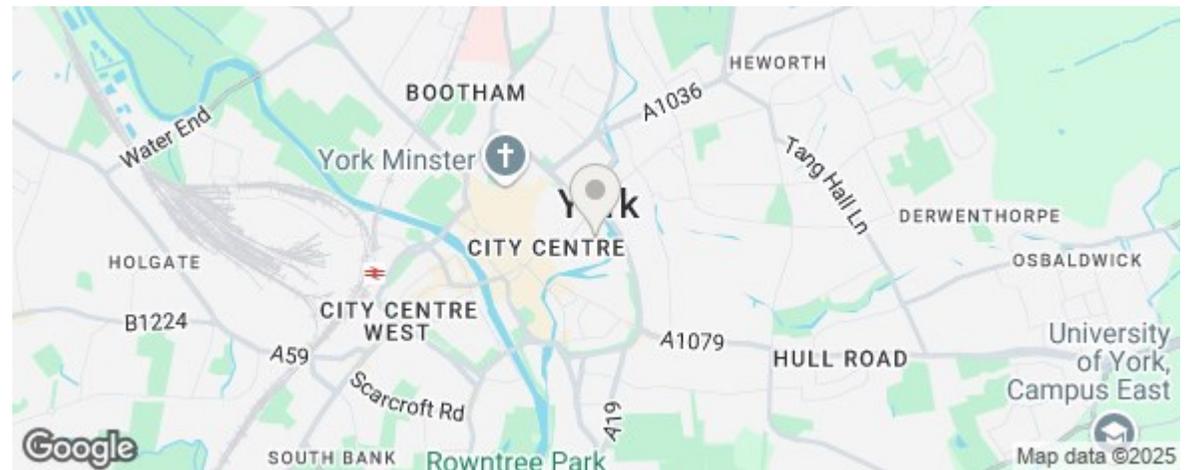
Ground Floor

Approx. 42.4 sq. metres (456.6 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	86
(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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