



17 Canons Court, Bishopthorpe, York YO23 2TF

HUDSON
MOODY

Beautifully Presented Ground Floor Apartment with Private Garden

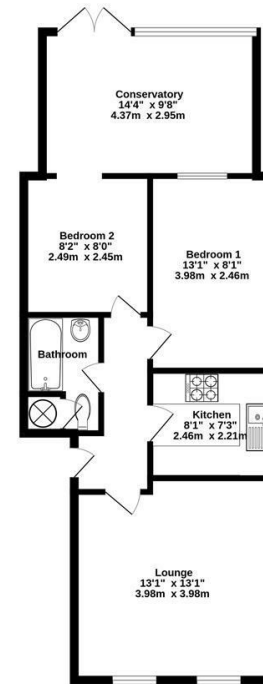
- Ground Floor Apartment
- Private Rear Garden & Storage Shed
- Conservatory to the Rear with Doors to the Garden
- Recently Fitted, Modern Kitchen
- Stylish Shower Room
- Allocated Parking & Ample Visitors Parking
- Sought After Village of Bishopthorpe
- Secure Cycle Store
- Two Bedrooms
- Versatile Accommodation

Guide Price £200,000

Tenure: Leasehold

Council Tax Band: B

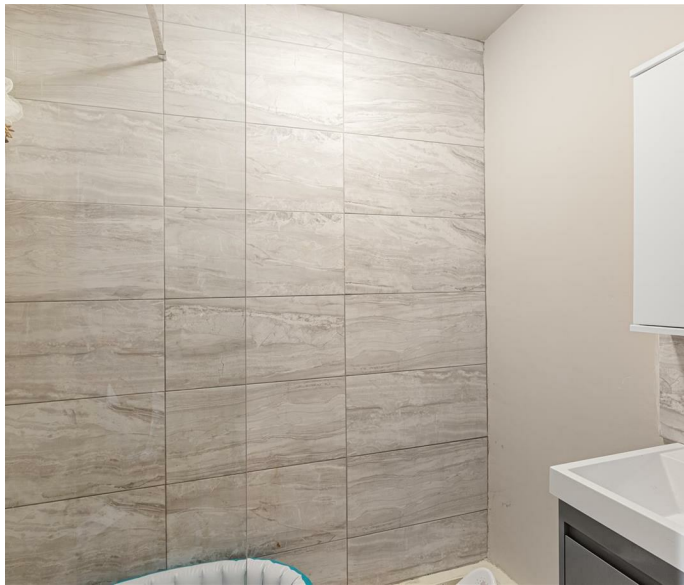
GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.

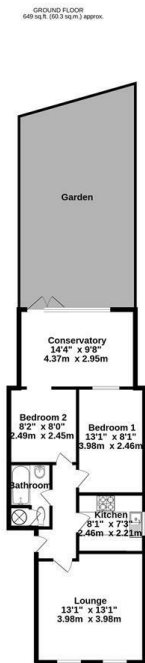


TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, walls, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and not guaranteed as to their operability or efficiency can be given.
Made with MetreX CAD25



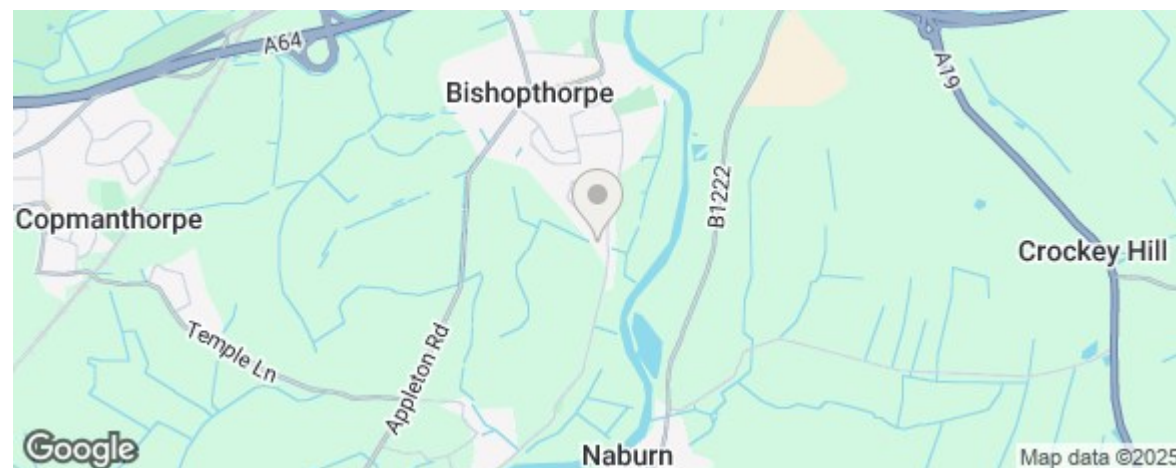




TOTAL FLOOR AREA: 649 sq.ft. (60.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of areas, volumes, heights and any other items are approximate and the responsibility is taken by any prospective purchaser. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, appliances and specifications shown here are not guaranteed and may vary as to their availability or otherwise until built.
Made with Metaphor ©2025



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



**HUDSON
MOODY**

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