



HUDSON
MOODY

**1 Riseborough House Rawcliffe Lane, York YO30
6NQ**

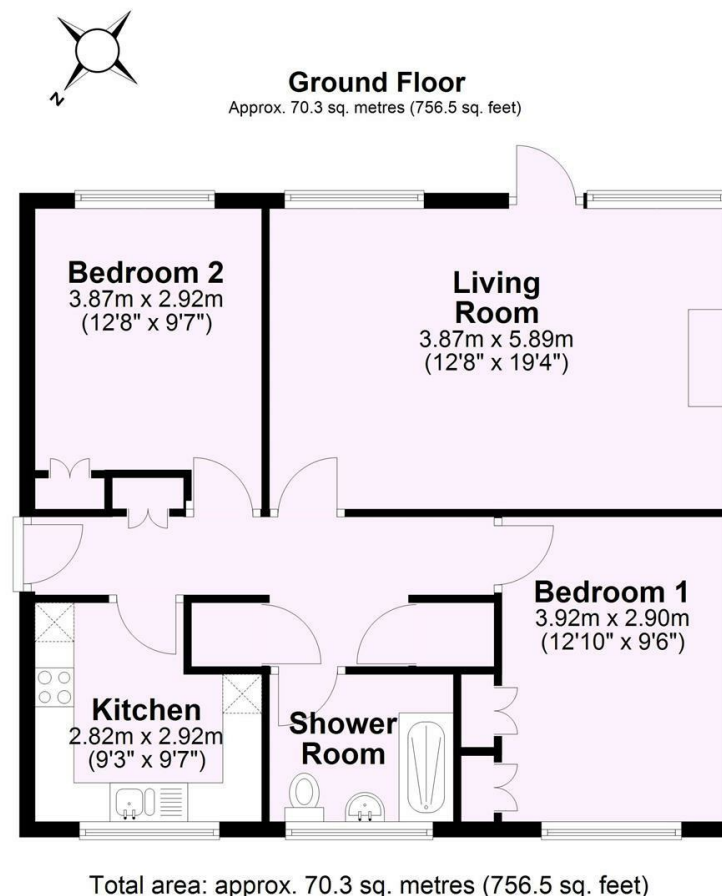
A spacious ground floor garden apartment situated in a very convenient and desirable location being within easy reach of York city centre and the outer ring road. The property boasts patio doors to the gardens, two generous double bedrooms with fitted cupboards, allocated parking and garage.

- Smartly Presented Garden Apartment
- Modern Kitchen with Integral Appliances
- Spacious Living Room with Patio Door to the Garden
- Dining Area
- Two Generous Double Bedrooms
- Contemporary House Shower Room
- Communal Gardens
- Allocated Parking Space and Garage
- Excellent Location Close to City Centre
- Holiday Lets Not Permitted. No Pets.

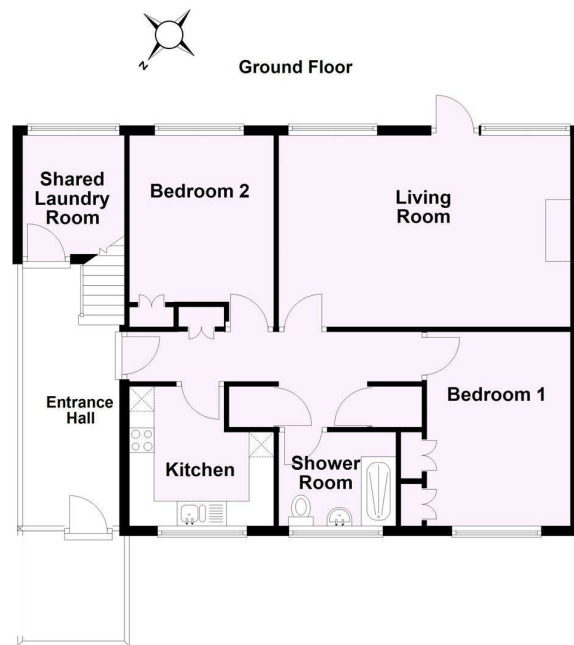
Guide Price £300,000

Tenure: Leasehold

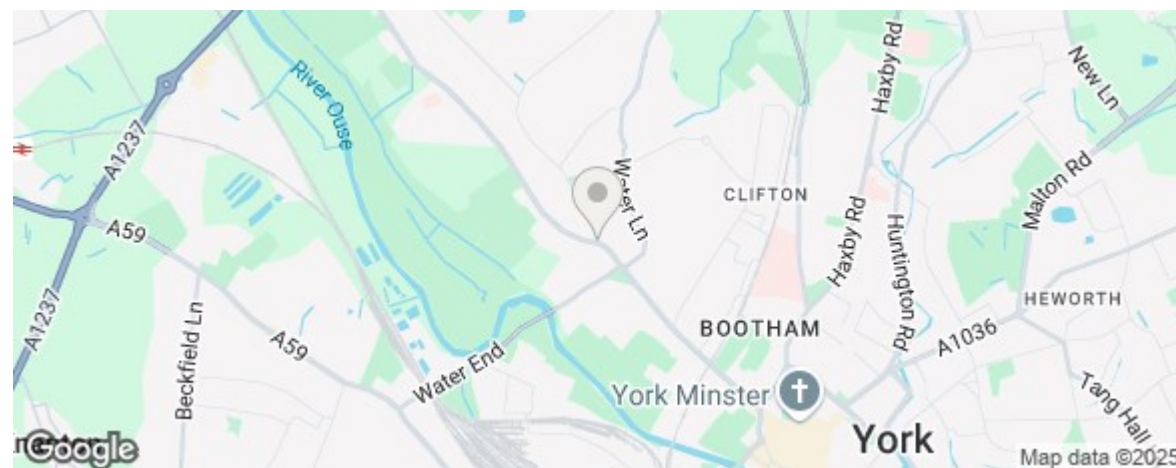
Council Tax Band: C







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	44	55
(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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com