



HUDSON  
MOODY

3 Leetham House Pound Lane, York YO1 7PB



An immaculate two bedroom apartment, situated on the ground floor of a prestigious modern development set around a communal Square, lying within walking distance of York City Centre. Offered with no onward chain.

- **Immaculate Ground Floor Apartment**
- **Modern City Centre Development**
- **Open Plan Living, Dining and Kitchen Area**
- **Double Bedroom**
- **House Bathroom**
- **Master Bedroom with En-Suite Shower Room**
- **Outdoor Seating Area**
- **Central Communal Gardens**
- **Easy Access to City Centre**
- **No Onward Chain**

**Guide Price £275,000**

**Tenure: Leasehold**

**Council Tax Band: D**

Pound Lane, York, North Yorkshire, YO1

Approximate Gross Internal Area = 75.2 sq m / 809 sq ft

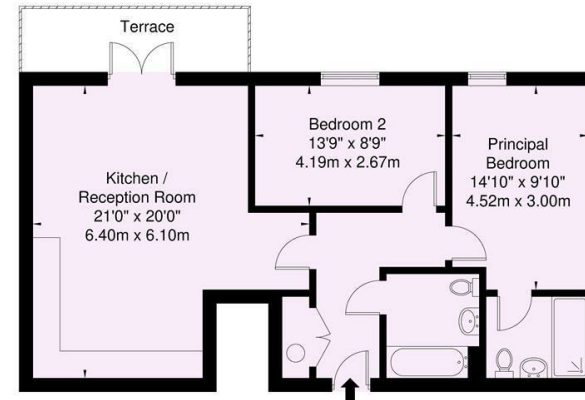



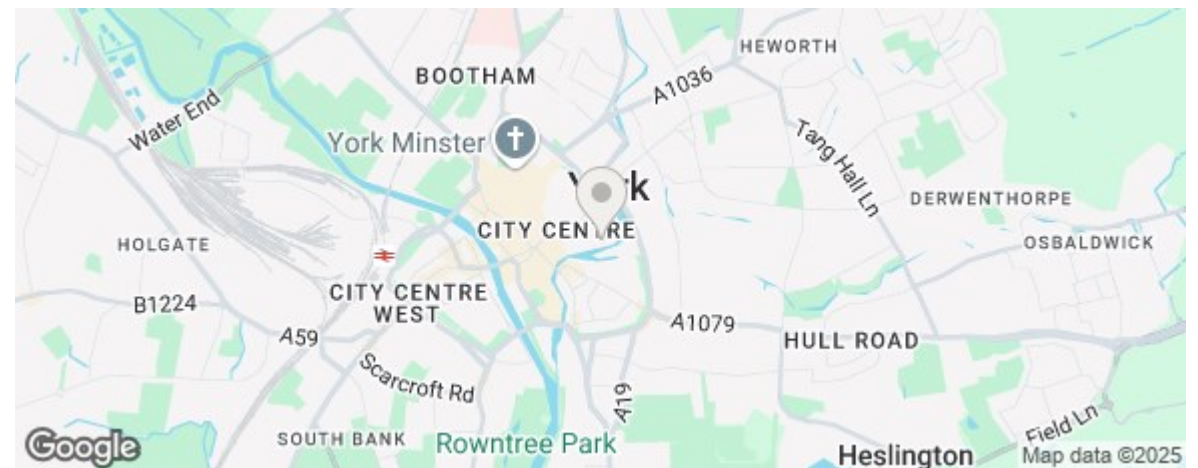
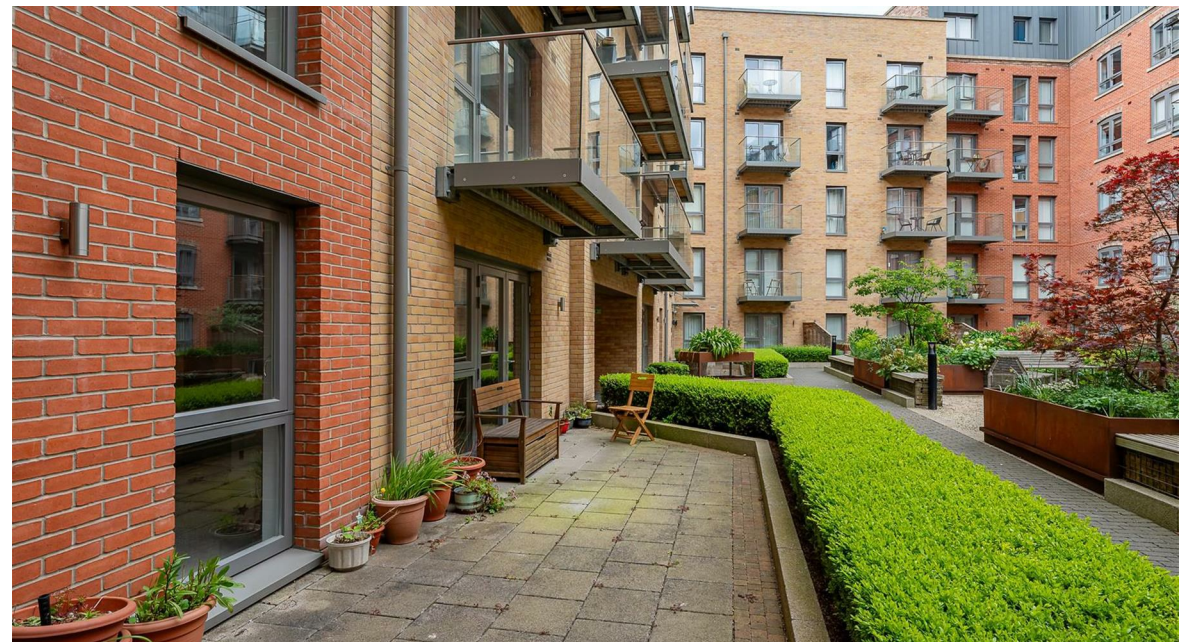
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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>	73	73
(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		
<b>England &amp; Wales</b>	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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