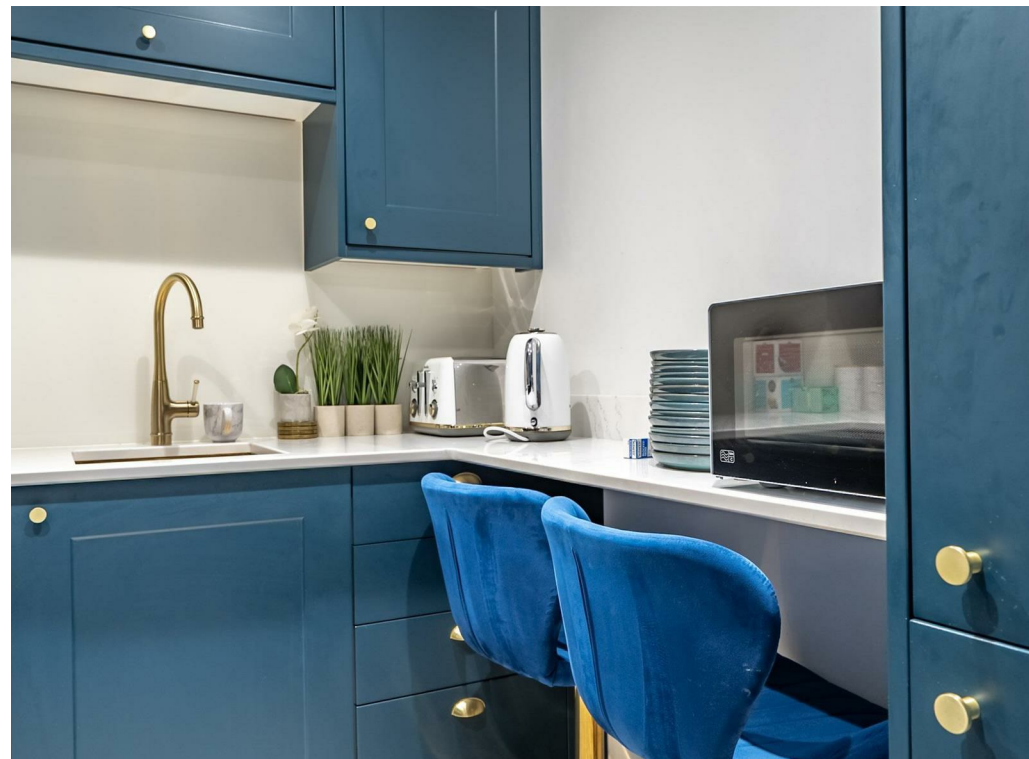




HUDSON
MOODY

14 Danube House Darwin Close, York YO31 9PE



An attractive two bedroom ground floor apartment, forming part of this highly sought after development in Huntington. Having undergone a recent programme of refurbishment, to include a high quality breakfast kitchen and shower room, this superb property would make an ideal purchase for first time buyers and investors.



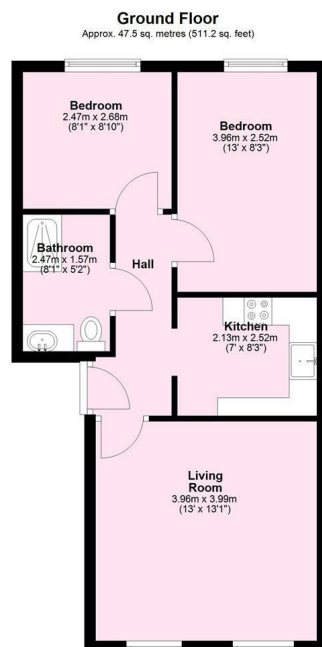
Accommodation:

- Attractive Ground Floor Apartment
- Recently Refurbished To A High Standard
- High Quality Breakfast Kitchen With White Quartz Work Tops
- Lounge With Double Windows And Wall Units Forming A Media Wall
- Modern Shower Room
- Allocated Parking Space
- Recently Fitted Electric Hot Water System
- Ideal For First Time Buyers & Investors
- Attractive Communal Gardens
- Conveniently Placed For Wide Ranging Amenities

Guide Price £180,000

Tenure: Leasehold

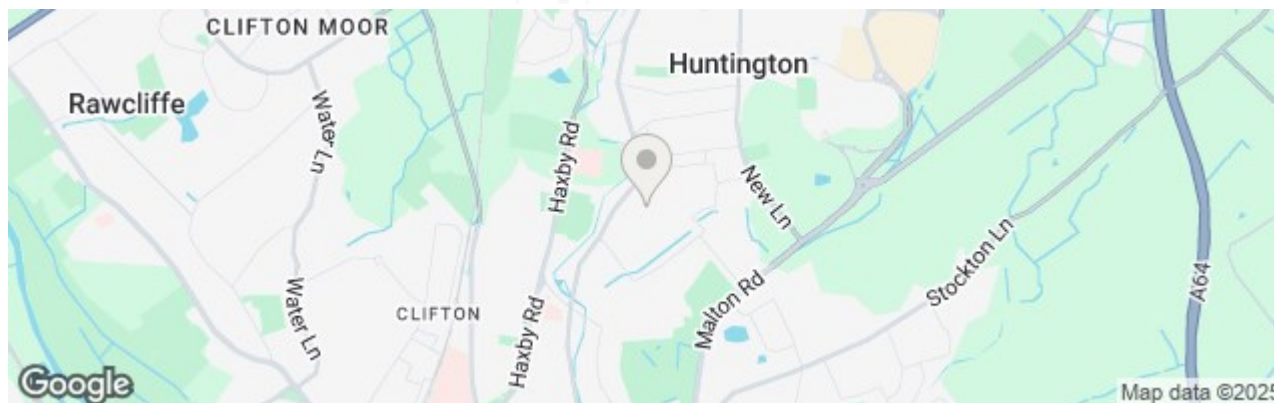




Total area: approx. 47.5 sq. metres (511.2 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.



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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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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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