



HUDSON
MOODY

Flat 15 St Catherines Court, Holgate Rd, York YO24
4BY

Situated within a purpose built modern block in a convenient location is this TWO BEDROOM FIRST FLOOR apartment with allocated parking. The apartment is offered for sale with NO ONWARD CHAIN and lies within easy reach of the city centre, railway station and the vibrant shops and services on Micklegate.

- **Spacious Two Bedroom Apartment**
- **Modern Development**
- **Living/Dining Room**
- **Well Fitted Kitchen**
- **Two Well Proportioned Bedrooms**
- **Bathroom With Shower Over Bath**
- **Allocated Off Street Parking**
- **Excellent Access to City Centre And Train Station**
- **No Onward Chain**

Guide Price £180,000

Tenure: Leasehold

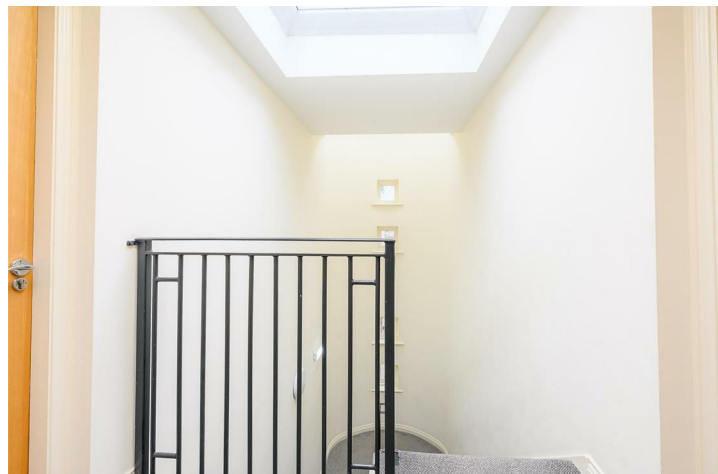
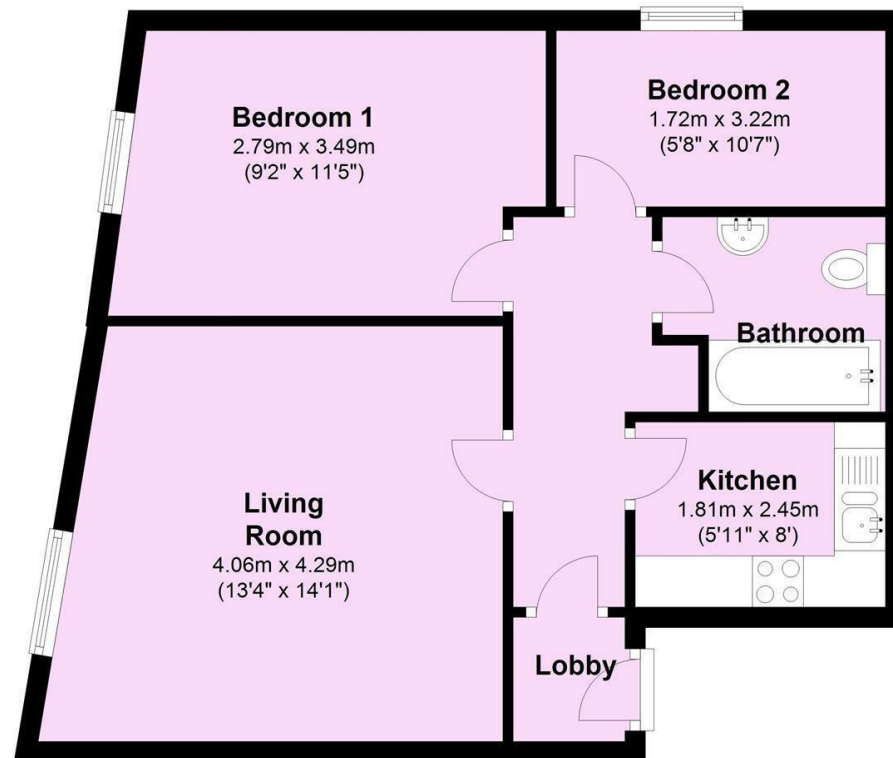
Council Tax Band: C

Lease Length- 973 years

Service Charge- £1,080 per annum

Ground Rent- Ask Agent

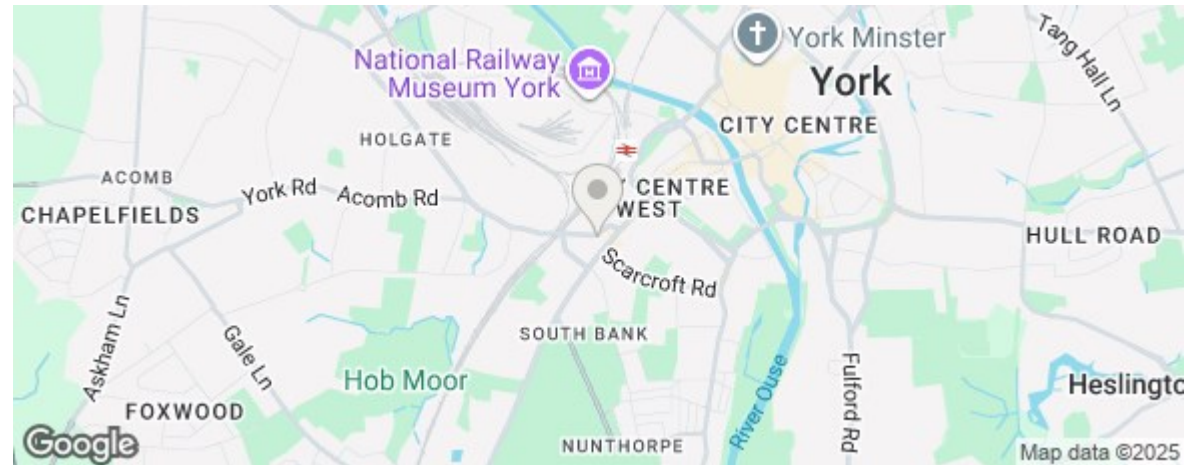
Approx. 50.2 sq. metres (540.8 sq. feet)







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