



HUDSON  
MOODY

Flat 8 1 Hallfield Road, York YO31 7XE

A light and bright, well presented contemporary style TWO BEDROOM APARTMENT set within a modern purpose built block lying close to Layerthorpe and within easy reach of York city centre.

The apartment is offered for sale leasehold with no onward chain and will be available from July.

- **Well Presented Modern Apartment**
- **Excellent Location Just Outside City Walls**
- **Living Room**
- **Dining Kitchen**
- **Two Double Bedrooms**
- **House Bathroom**
- **Panoramic City Views Towards The Minster**
- **Allocated Parking in Courtyard**
- **Easy Access to City Centre**

**Guide Price £200,000**

**Tenure: Leasehold**

**Council Tax Band: D**

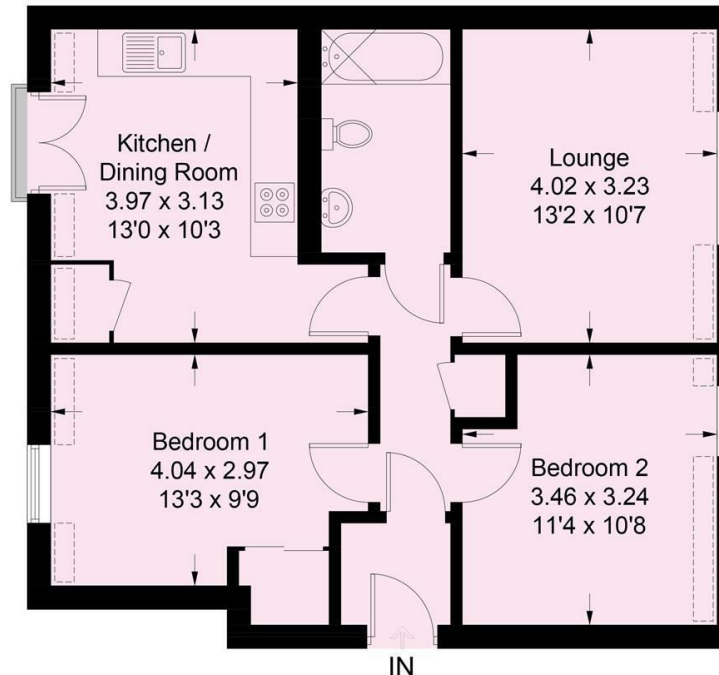
## Hallfield Road, York, YO31

Approximate Gross Internal Area = 60.8 sq m / 654 sq ft

(Excluding Restricted Use Area)

Restricted Use Area = 2.8 sq m / 30 sq ft

Total = 63.6 sq m / 684 sq ft



= Reduced headroom below 1.5m / 5'0

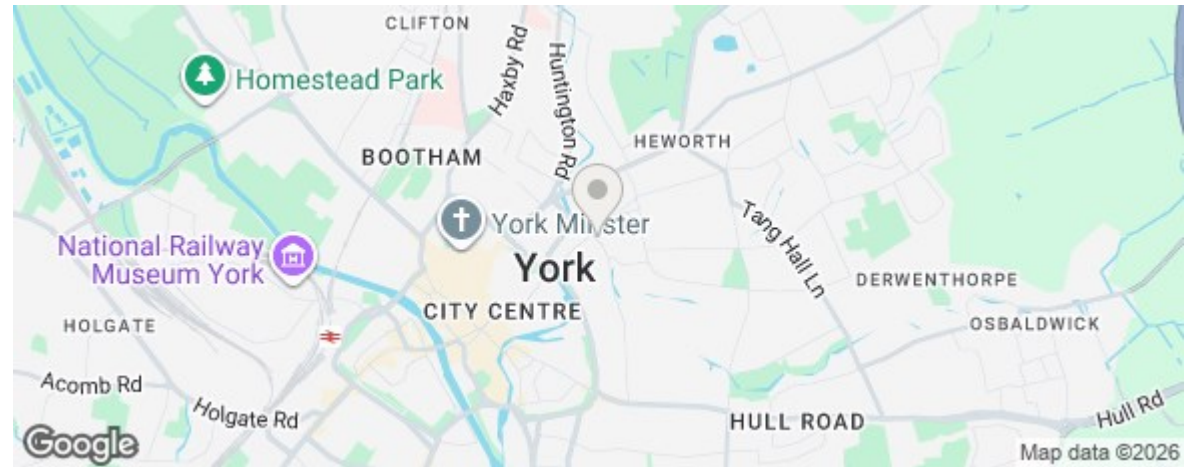
illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		75	82
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



**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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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