



HUDSON  
MOODY

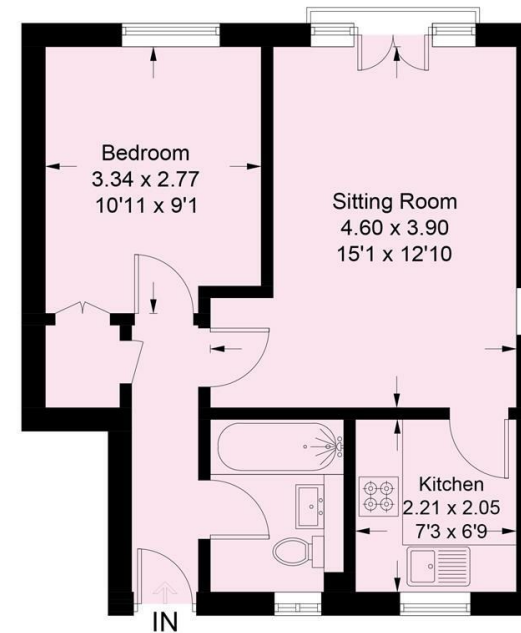
68 Fewster Way, York YO10 4AD

A bright and spacious one-bedroom apartment on the second floor of a modern building. It has an open-plan living area, separate kitchen, double bedroom, and bathroom. The Juliet balcony overlooks a small garden, with views of the River Foss and city walls.

- Spacious One Bedroom Apartment
- Quiet Residential Development
- Excellent Views to River and City Walls
- Generous Living Room with Juliet Balcony
- Double Bedroom with Walk In Wardrobe
- Local Shops and Services
- Easy Access to City Centre
- All Furnishings To Be Included, Making a Perfect Investment Opportunity

## Fewster Way, York, YO10

Approximate Gross Internal Area = 39.4 sq m / 424 sq ft



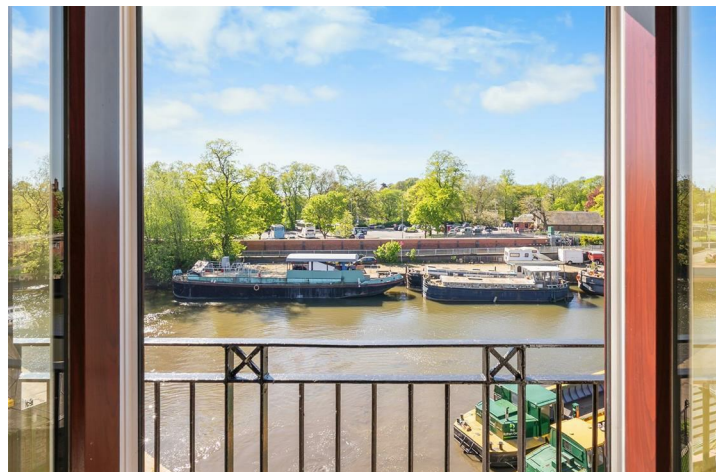
### Second Floor

illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
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**Guide Price £230,000**

**Tenure: Leasehold**

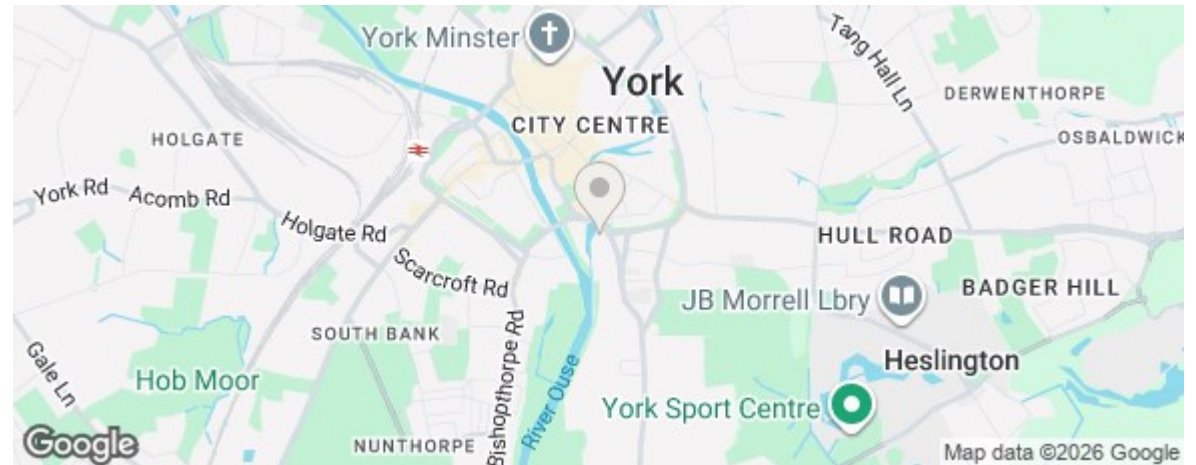
**Council Tax Band: C**







| Energy Efficiency Rating                           |  | Current                 | Potential |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) A  |  |                         |           |
| (81-91) B  |  |                         |           |
| (69-80) C  |  | 69                      | 73        |
| (55-68) D  |  |                         |           |
| (39-54) E  |  |                         |           |
| (21-38) F  |  |                         |           |
| (1-20) G   |  |                         |           |
| <i>Not energy efficient - higher running costs</i> |  |                         |           |
| <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.
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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