

HUDSON
MOODY

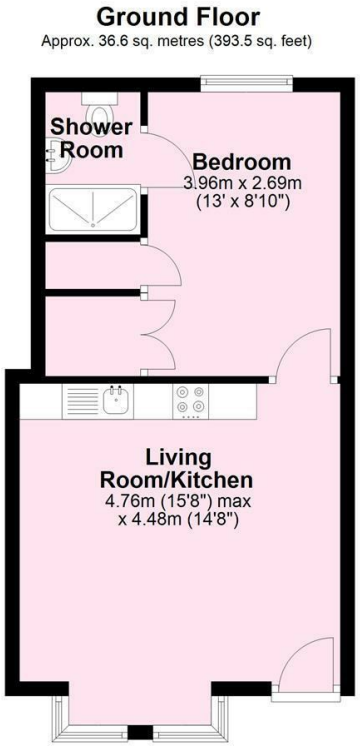
36B Barbican Road, York YO10 5AA

A ground floor, one bedroom, period apartment, with a contemporary feel throughout. Situated on Barbican Road, within walking distance of the city centre.

- **Private Entrance and Gated Forecourt**
- **Beautiful Period Features**
- **Ideally Placed for Easy Access to the City**
- **York University and Amenities Nearby**
- **Double Bedroom with Mezzanine Storage**
- **Walk-in Wardrobe**
- **En-suite Shower Room**
- **No Onward Chain**
- **Resident On Street Permit Parking**
- **Council Tax Band A**

Guide Price £170,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: A

Length of Lease: 999 years
Service Charge: To be confirmed, see agent for details
Ground Rent: Not payable



Total area: approx. 36.6 sq. metres (393.5 sq. feet)

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

Plan produced using PlanUp.





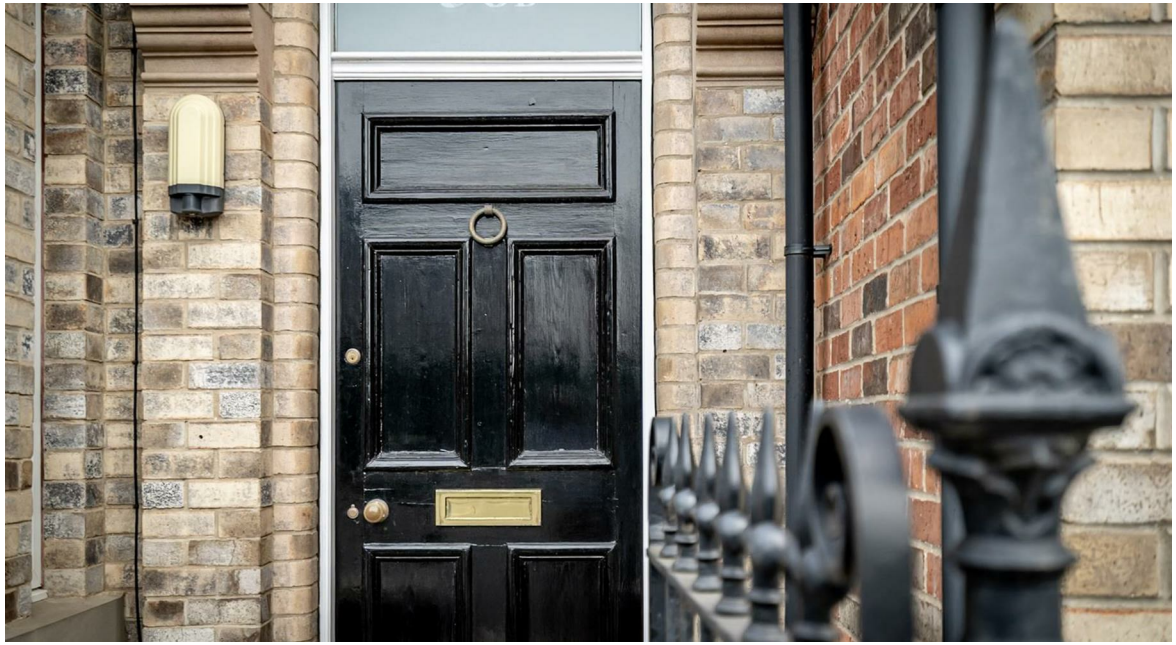

Virtually Staged

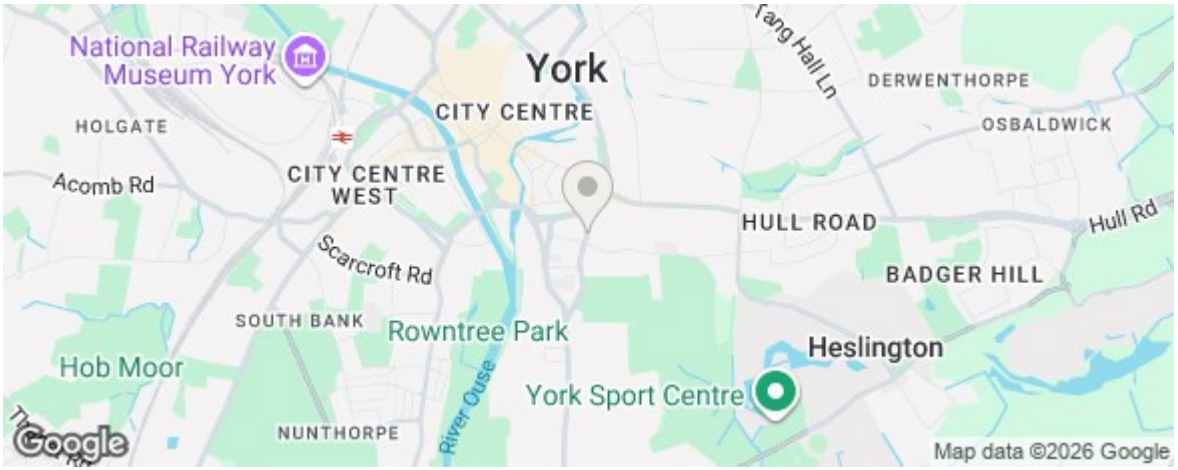


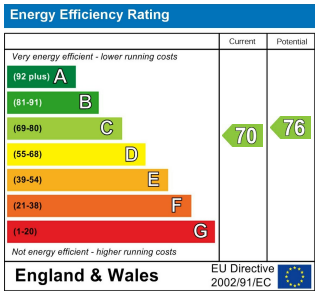












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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.
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58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com