



**HUDSON
MOODY**

**Apartment 2, Bay Horse 105 Main Street, Fulford,
York YO10 4PN**

***VIEWINGS AVAILABLE 7 DAYS A WEEK *** Situated on the main street in the village of Fulford you will find this beautiful first floor apartment. The apartment has been recently renovated to a high standard and comprises an open plan living, dining and kitchen area, two bedrooms and bathroom. The property lies in an extremely convenient location with local shops and easy access to York city centre and the outer ring road.

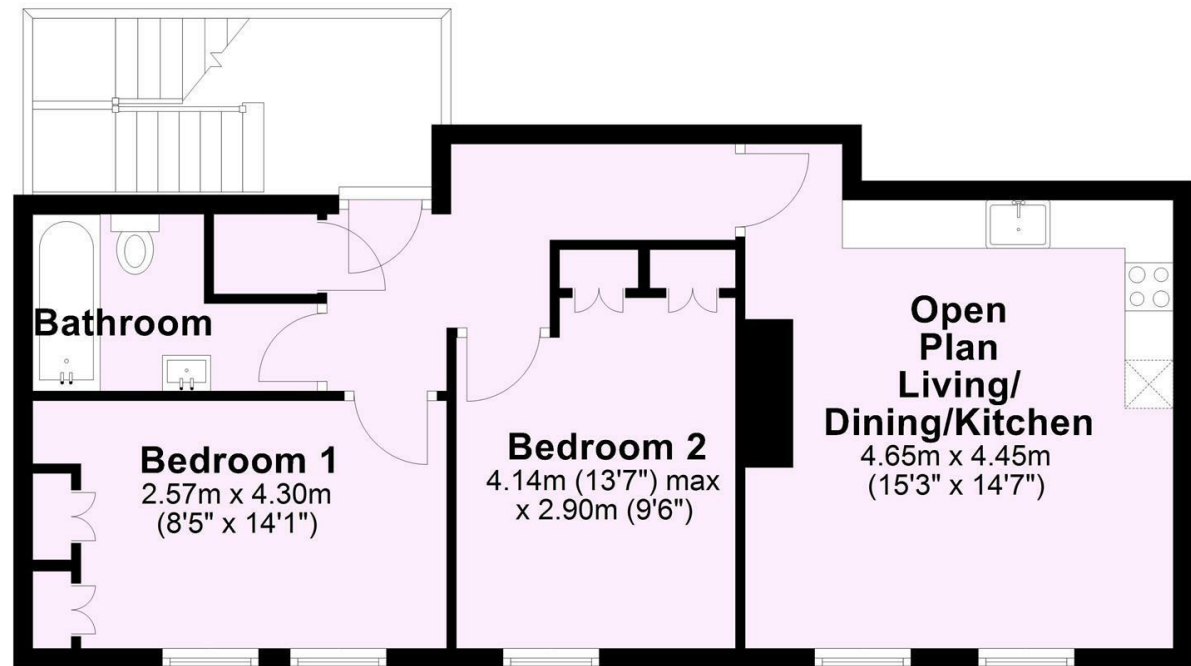
- **Impressive First Floor Apartment**
- **Recently Renovated to a High Standard**
- **Hallway with Storage Cupboard**
- **Open Plan Living, Dining and Kitchen Area with Appliances**
- **Two Double Bedrooms with Wardrobes**
- **Modern House Bathroom**
- **Allocated Off Street Parking**
- **Bike Store**
- **Close to Local Amenities**
- **Easy Reach of York City Centre and University**

Guide Price £350,000
Tenure: Leasehold
Council Tax Band: New Build

Remaining Lease Length: 999 years
Service Charge: Service charge details and costs are to be confirmed.
Ground Rent: £0

First Floor

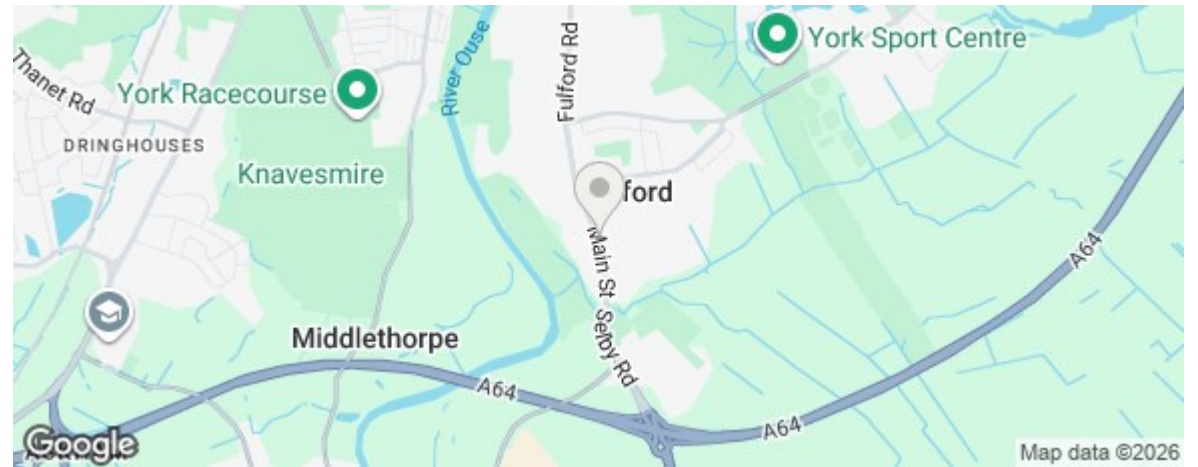
Approx. 56.9 sq. metres (612.1 sq. feet)



Total area: approx. 56.9 sq. metres (612.1 sq. feet)



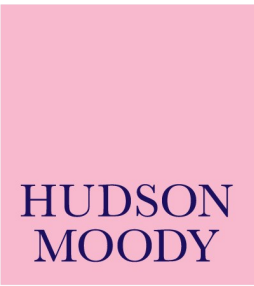




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	72
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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