



HUDSON  
MOODY

4 Feversham Gate, York YO31 8HY



An attractive FIRST FLOOR APARTMENT situated in a PURPOSE BUILT BLOCK lying in a convenient location just off WIGGINTON ROAD to the north of York.

The apartment is approached via a communal hallway and stairs to the first floor. The private, internal hall leads into a good sized living/dining room with large bay window giving views over gardens to the front, a well fitted kitchen with a good range of wood fronted units, eye level oven and separate hob with extractor fan over. The hallway also leads to two good sized double bedrooms and a modern bathroom with white suite.

Externally there is a block paved parking area with secure garages. The property is in close proximity to York District Hospital and within easy reach of the city centre.

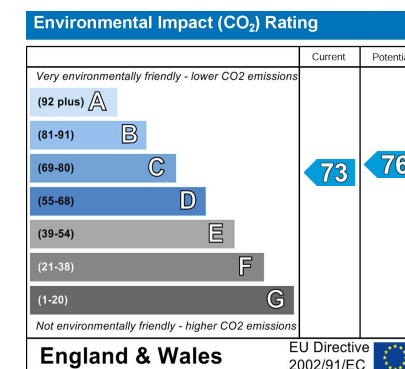
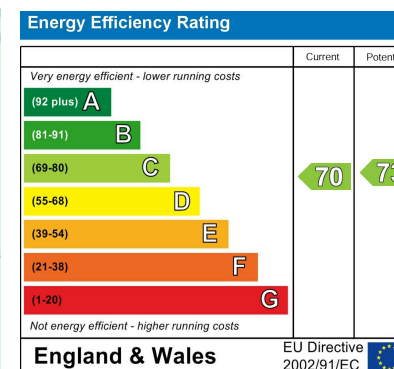
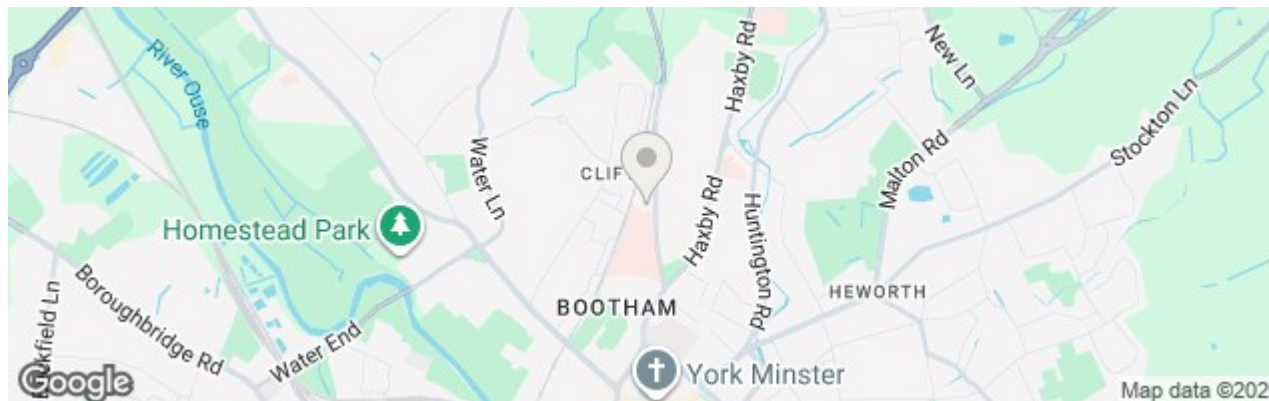
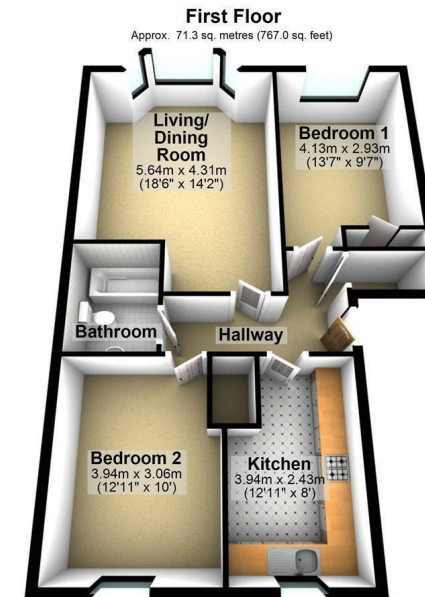
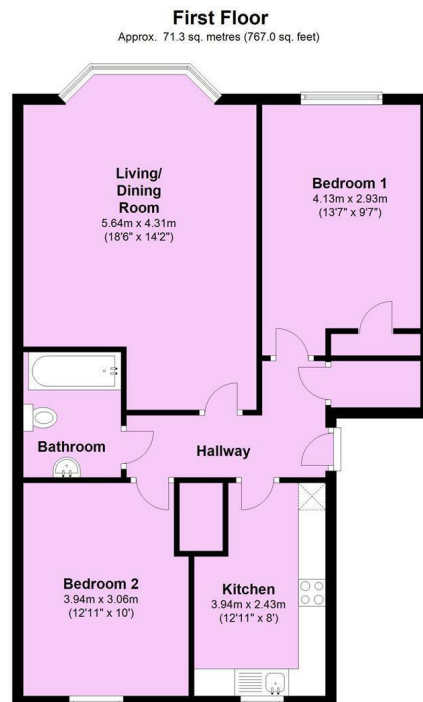


- Modern First Floor Apartment
- Open Plan Living/Dining Room
- Modern Kitchen
- Two Double Bedrooms
- House Bathroom
- Allocated Parking Space
- Convenient Location with Easy Access to York City Centre
- Close to Local Facilities
- Rental Income £725 PCM
- No Onward Chain

**Guide Price £190,000**

Tenure: Leasehold





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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.

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