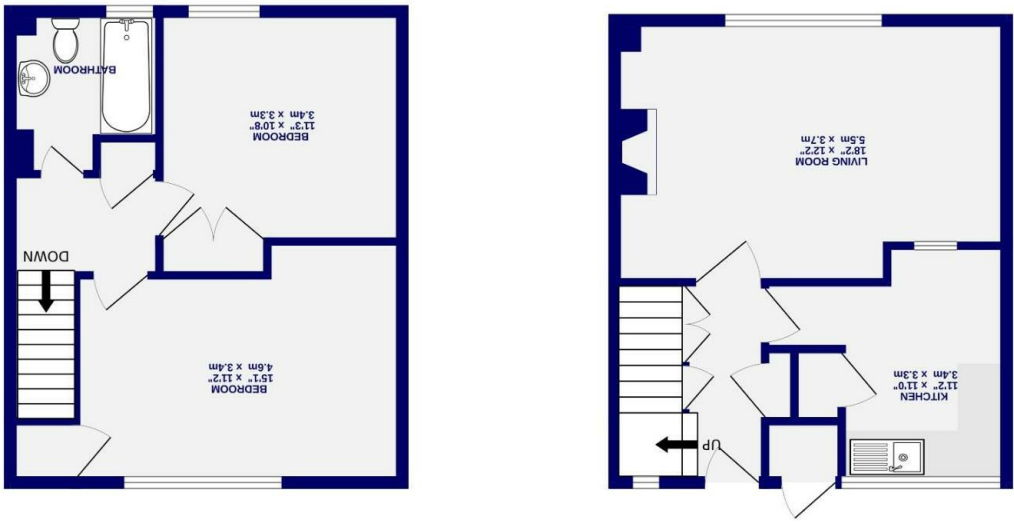


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Huby Court , York YO1 9UD

Leasehold
Council Tax Band - B

- Two bedroom Maisonette
- Spacious Living/Dining Room
- Two Double Bedrooms
- Well Appointed Kitchen
- UPVC Double Glazing
- No Forward Chain
- Walking Distance Of City Centre
- EPC TBC



Whilst every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other areas are approximate. It is intended to give the general impression of the property and is not intended to be used as a guide. The floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The purchaser is advised to verify the accuracy of the description and measurements shown have not been used and no guarantee as to their accuracy. Measurements are given in metres and feet. Measurements are given in metres and feet. Measurements are given in metres and feet.



Huby Court
, York
YO1 9UD

£180,000

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An exceptionally spacious two-bedroom maisonette arranged over the ground and first floors, ideally positioned within easy walking distance of York city centre. Offering generous proportions throughout, the property features a bright living/dining room, a well-proportioned kitchen, two double bedrooms and a family bathroom.

While well maintained, it also presents an excellent opportunity for a purchaser to update and personalise the accommodation to suit their own style. Further benefits include communal lawned gardens to the front and rear, useful brick-built stores, and a convenient location close to local amenities, transport links and the city centre.

* Please note some furniture and personal items have been removed from a selection of rooms using AI.*

Leasehold
Length of lease- 88 years remaining
Ground rent - £10 per annum
Service Charge- £620.41 per annum

