



88b Kitchener Street, York YO31 8SA

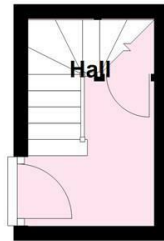
HUDSON  
MOODY

A characterful duplex apartment offered for sale with no onward chain, ideally positioned just off Haxby Road within easy reach of York city centre, the hospitals and local amenities.

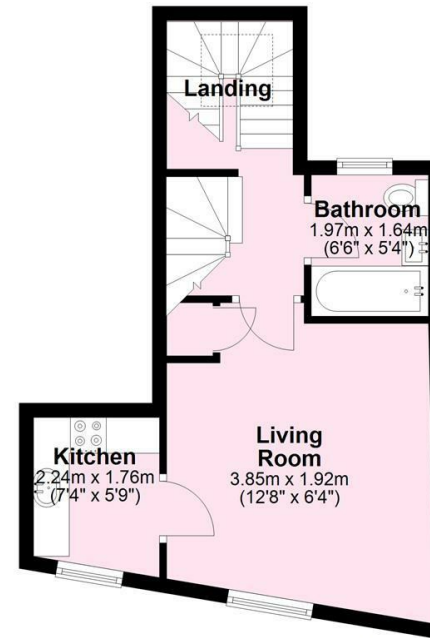
The accommodation offers a spacious lounge, fitted kitchen with appliances, bathroom and two top-floor bedrooms full of character and natural light.

- **Modern Duplex Apartment**
- **Two Double Bedrooms Arranged Over The Top Floor**
- **Spacious Living Rooms with Tree Views**
- **Well-Fitted Kitchen With Integrated Oven**
- **Convenient Location Just Off Haxby Road**
- **Easy Access to York City Centre**
- **Perfect for First Time Buyers and Investors**
- **On Street Parking**
- **No Onward Chain**

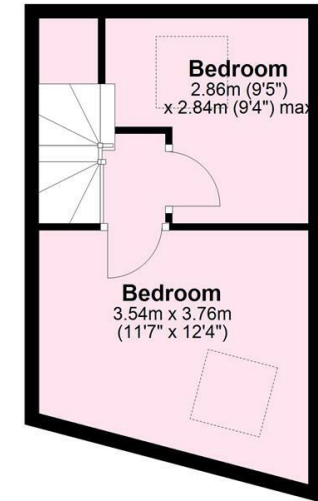
**Ground Floor**  
Approx. 5.1 sq. metres (55.0 sq. feet)



**First Floor**  
Approx. 29.6 sq. metres (319.0 sq. feet)



**Second Floor**  
Approx. 22.6 sq. metres (243.1 sq. feet)



Total area: approx. 57.3 sq. metres (617.1 sq. feet)

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

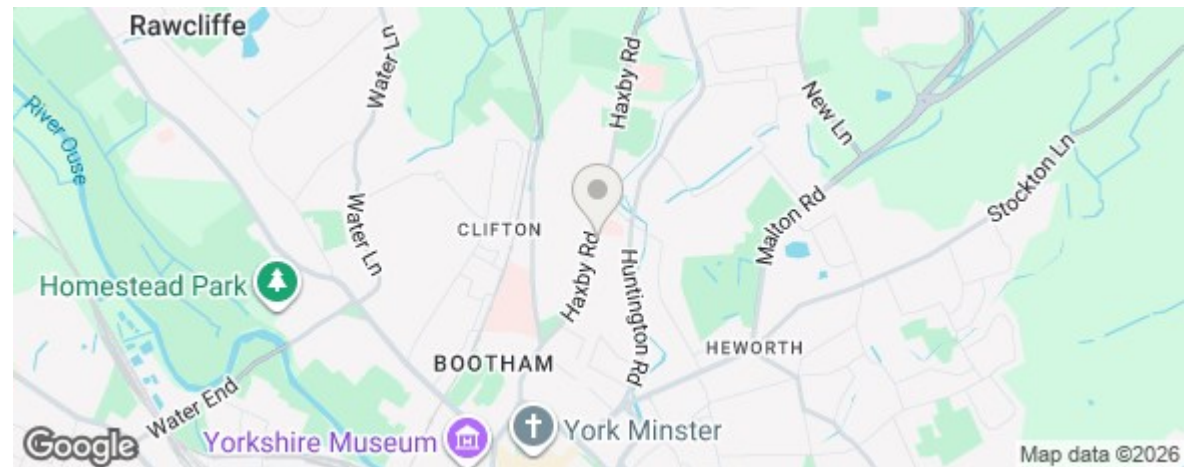
Plan produced using PlanUp.

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



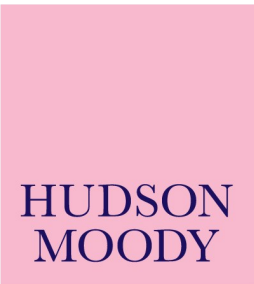


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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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