HUDSON MOODY

23 Vyner House Front Street, Acomb, York YO24 3DW

Situated in an ideal and convenient location within the heart of Acomb village you will find this good sized first floor apartment with balcony.

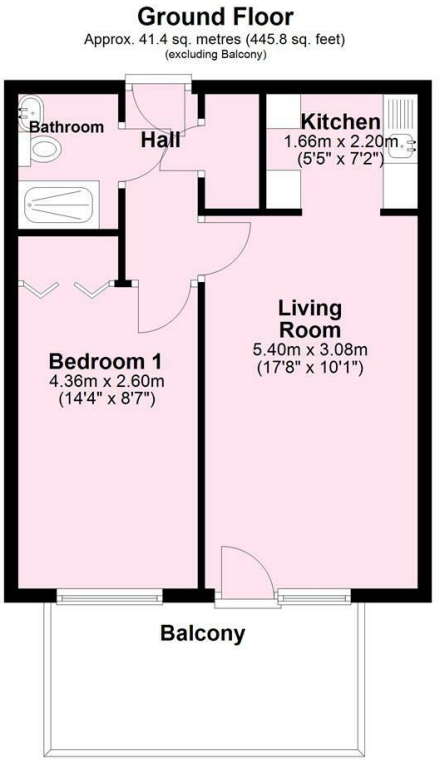
The apartment forms part of a modern development and offers a generous living room, a good sized bedroom, kitchen and bathroom.

OVER 55 RESIDENCE

- **Charming First Floor Apartment for Over 55s.**
- **Reception Hall**
- **Living Room with Balcony**
- **Large Double Bedroom**
- **Kitchen**
- **Shower Room**
- **Lawned Communal Gardens. Off Street Parking**
- **Close to Village Centre**
- **Easy Access to York and A64**
- **NO ONWARD CHAIN**

Guide Price £110,000
Tenure: Leasehold
Council Tax Band: A

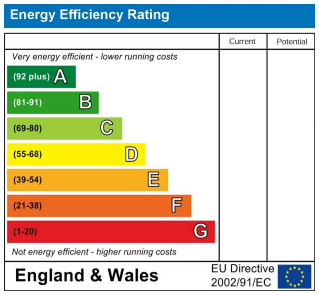
£395.86 - Ground Rent
£1,880.00 - service charge
60 years - Lease



Total area: approx. 41.4 sq. metres (445.8 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.



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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.
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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