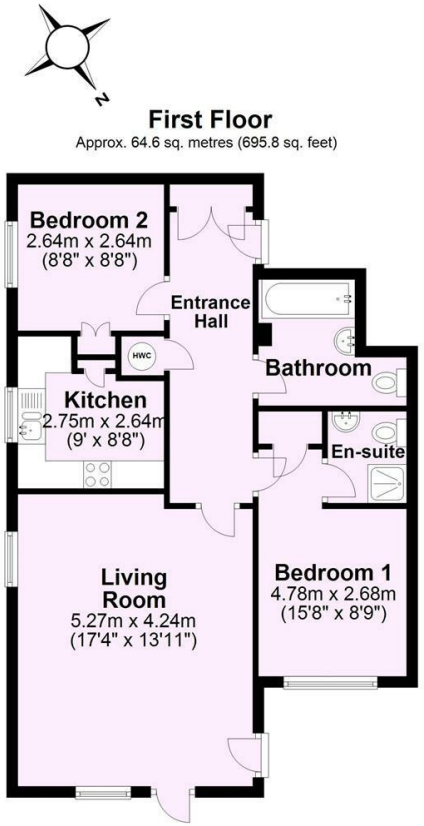

HUDSON
MOODY
39 Emperors Wharf Skeldergate, York YO1 6DQ

A beautifully presented and recently refurbished, two bedroom, two bathroom apartment. Situated within Emperors Wharf, enjoying an enviable riverside position and benefitting from secure undercroft parking.

- **A Luxurious, First Floor Apartment**
- **Bright and Open Living Room with Two Riverside Balconies**
- **Newly Refurbished to a High Specification Throughout**
- **Separate, Well Equipped and Contemporary Kitchen with Integral Appliances**
- **Principle Bedroom Overlooking the Balcony with En-Euite Shower Room**
- **Second Double Bedroom**
- **Beautifully Appointed and Stylish Family Bathroom**
- **Secure and Gated Undercroft Parking Space**
- **Fantastic, Peaceful yet Central Location Less than a 15 Minute Walk of the Train Station**
- **No Onward Chain. Share of the Freehold**



Guide Price £485,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: F

Years remaining on the lease: 972
Service charge: £2,599 per annum
Ground rent: Not applicable- share of the freehold





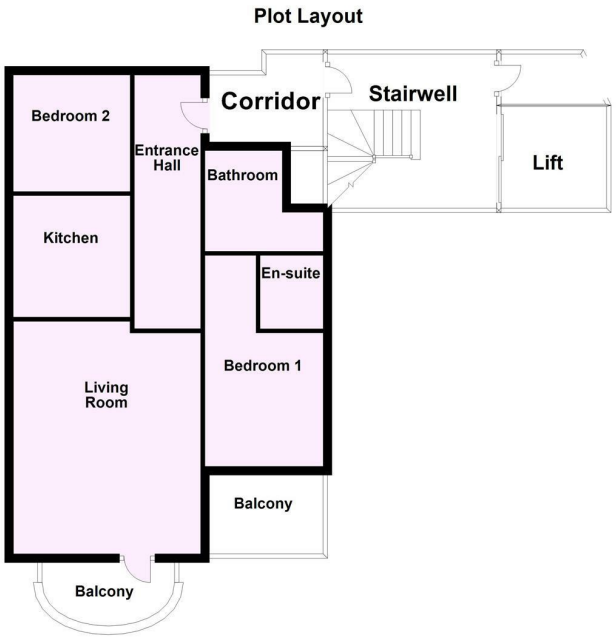




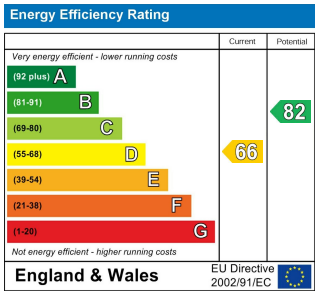

Virtually Staged













HUDSON MOODY

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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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