



**HUDSON
MOODY**

**175 Core 4, Leetham House Leetham Lane, York YO1
7PE**

Situated within the heart of York in the Hungate area you will find this superbly presented THIRD FLOOR APARTMENT benefiting from a balcony overlooking the River Foss and distant views towards Clifford Tower.

The apartment benefits from solid flooring throughout and offers spacious modern open plan living accommodation and kitchen, a master bedroom with en-suite shower room, second double bedroom and house bathroom.

- **Immaculate Third Floor Apartment**
- **Situated Within the Heart of York**
- **18ft Open Plan Living, Dining and Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **Main Bathroom with Shower Over Bath**
- **Balcony With Amazing Views**
- **Lift to All Floors**
- **Excellent Nearby Shops and Restaurants**
- **Allocated Parking**

Guide Price £325,000
Tenure: Leasehold
Council Tax Band: B



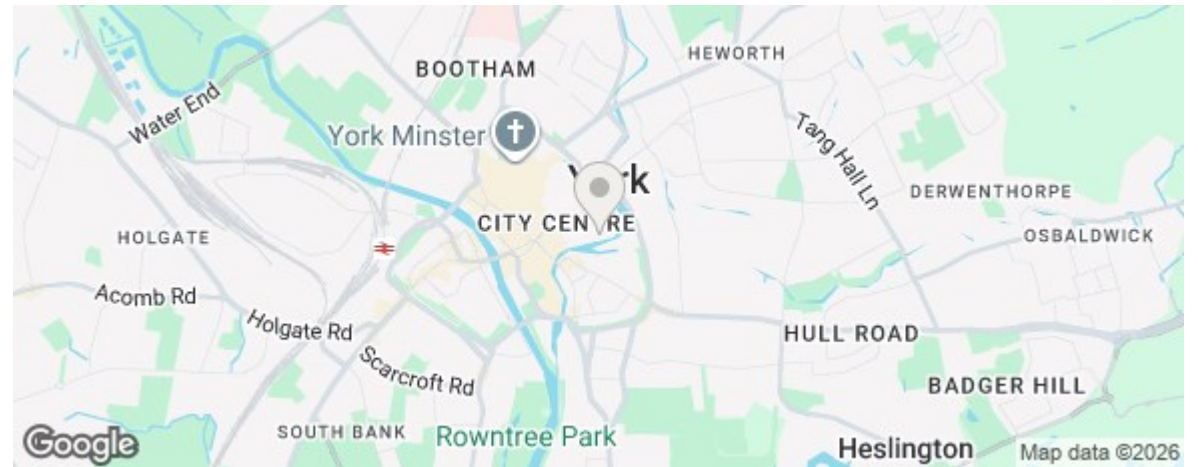
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		



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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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