14 Scholars Court, Principal Rise, York YO24 1UB

HUDSON MOODY

A spacious third floor apartment with far reaching views, situated within prestigious development
just off Tadcaster Road and within easy reach of York city centre and the outer ring road.

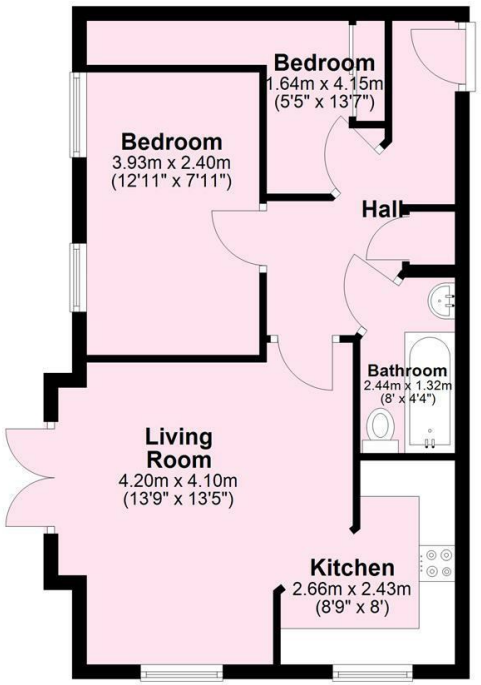
The property comprises a reception hall, living room, kitchen with integral appliances, two double bedrooms and bathroom. The apartment also benefits from an allocated parking space.

- **Top Floor Apartment**
- **Prestigious Modern Development**
- **Reception Hall**
- **Light and Spacious Open Plan Living Area with Juliet Balcony**
- **Modern Fitted Kitchen**
- **A Generous Double Bedroom**
- **A Second Smaller Double Bedroom**
- **Allocated Parking Space**
- **Competitive ground rent and service charge**
- **Easy Access to City and Outer Ring Road and Nearby Local Shops and Services**

Guide Price £175,000
Tenure: Leasehold
Council Tax Band: C

Ground Rent: £198 P.A
Ground rent review period- 10 Years with RPI
Service Charge: £915 P.A

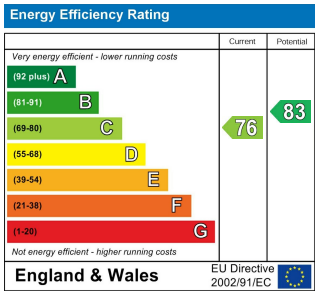
Apartment
Approx. 46.9 sq. metres (504.5 sq. feet)

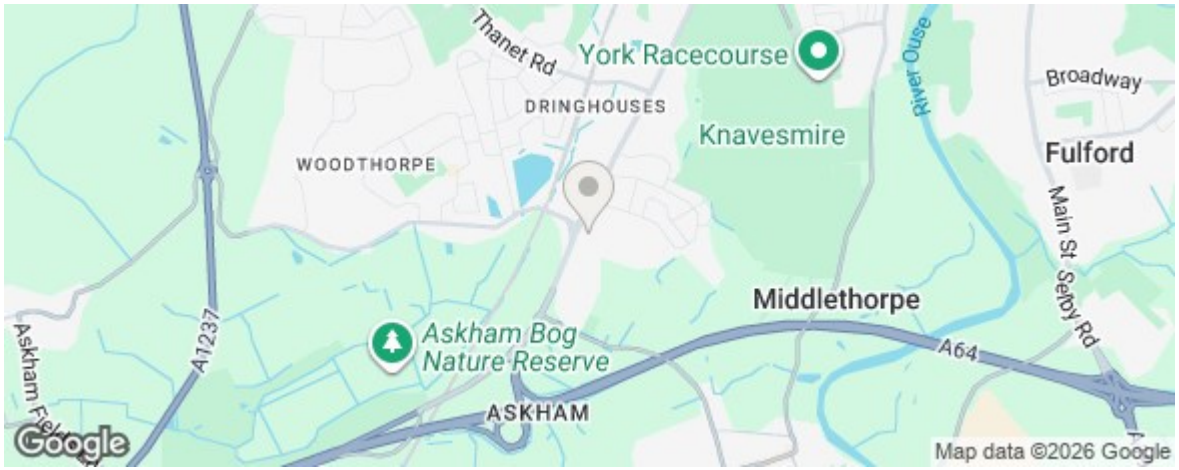


Total area: approx. 46.9 sq. metres (504.5 sq. feet)

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.





HUDSON MOODY

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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com