

HUDSON MOODY

# 54 Islands House Dennison Street, York YO31 8YX

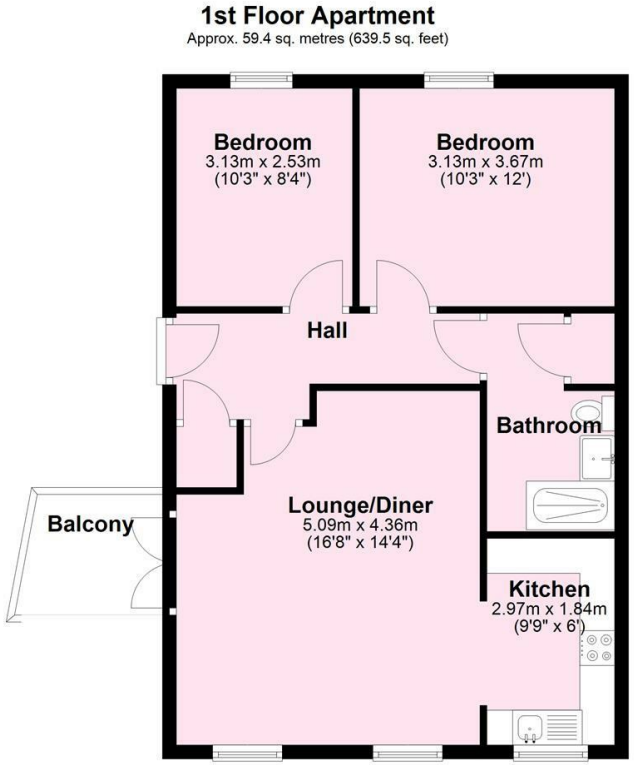
A beautifully presented first floor apartment offering open plan living space, two double bedrooms and a covered balcony overlooking the River Foss. The property is ideally situated close to the city centre and has easy access to the A64 outer ring road.

- **Immaculate First Floor Apartment**
- **Modern Purpose Built Block**
- **Open Plan Living Area**
- **Beautifully Fitted Kitchen - Refurbished In The Last 5 Years**
- **Two Double Bedrooms**
- **Shower Room - Refurbished In The Last 5 Years**
- **Balcony with River Views**
- **Close to York City Centre**
- **Allocated Parking Space**

**Offers Over £240,000**
**Tenure: Leasehold**
**Council Tax Band: C**

Ground Rent: £393 P.A

Service Charge: £2,700 P.A




Total area: approx. 59.4 sq. metres (639.5 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.







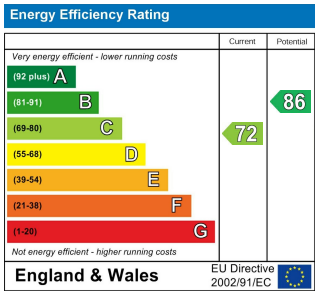


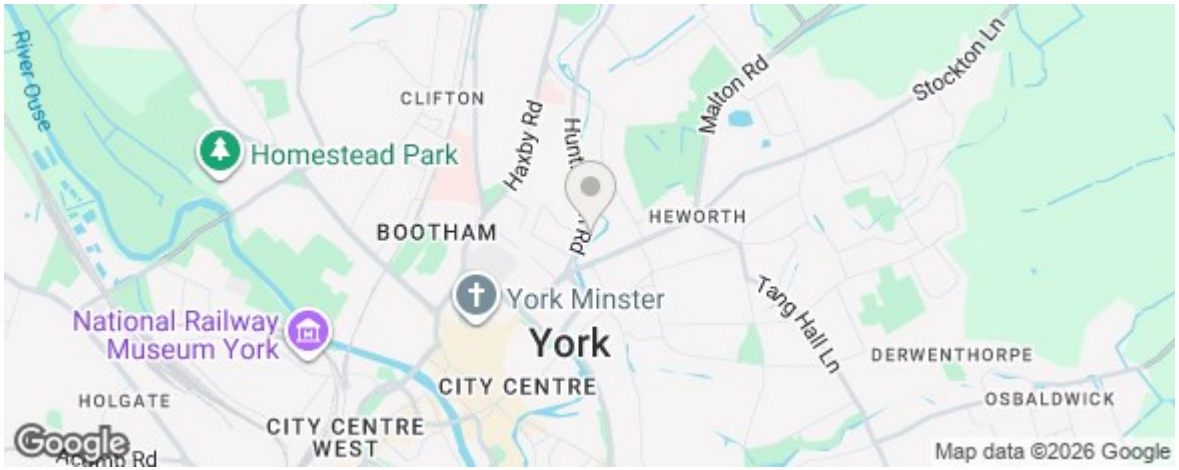








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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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.
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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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