



HUDSON
MOODY

6 Clementhorpe Maltings, Lower Ebor Street, York
YO23 1AY

*** VIEWING HIGHLY RECOMMENDED

*** An immaculate three bedroom townhouse, set within the historic Clementhorpe Maltings building. A short stroll from Bishopthorpe Road.

- **Beautifully Presented Throughout**
- **Set Within Clementhorpe Maltings, an Exclusive Development of Only Six Townhouses**
- **Superb, High Specification Breakfast Kitchen with Integral Appliances**
- **A Large, Separate Utility Room**
- **Bright and Spacious First Floor Lounge**
- **Three Double Bedrooms, the Principle with En-suite Shower Room**
- **House Bathroom**
- **Communal Courtyard, Substantial Personal Storage Room**
- **Gas Central Heating**
- **Permit Parking. No Onward Chain**

Guide Price £475,000

Tenure: Leasehold

Council Tax Band: A

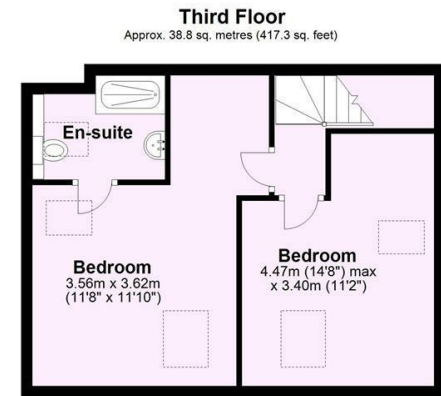
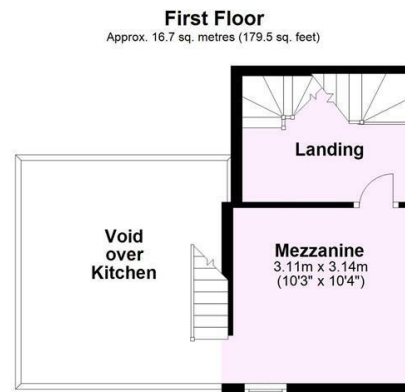
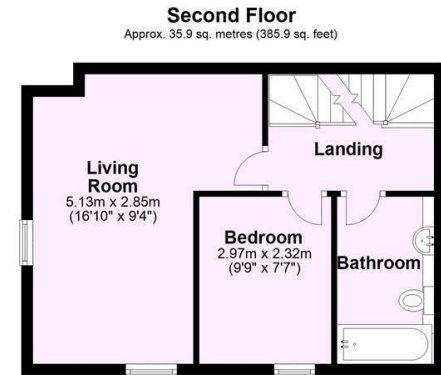
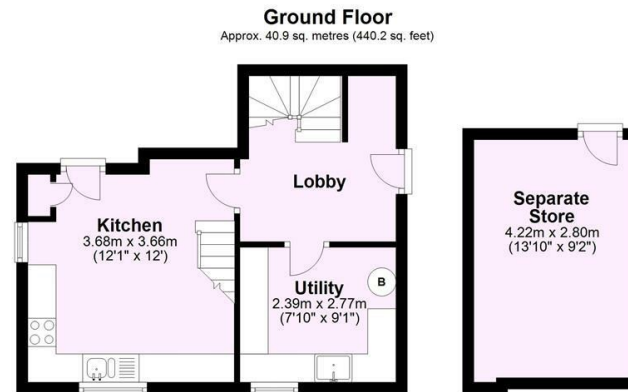
Years remaining on the lease: 240

Service charge: £3,279 PA

Ground Rent: £200 PA

Ground Rent Review Period: 10 years.

Next review date 1st Jan 2027



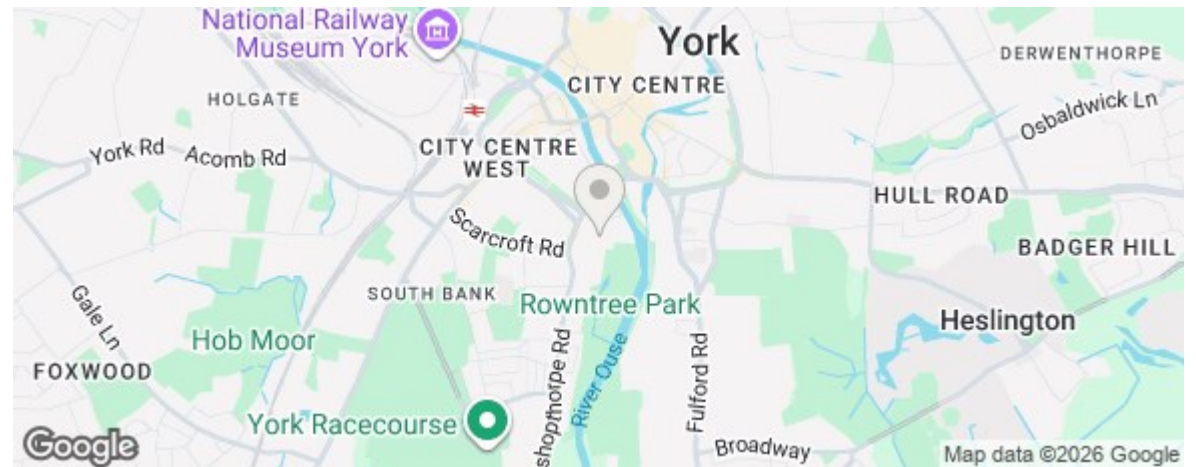
Total area: approx. 132.2 sq. metres (1422.9 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	



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.

**HUDSON
MOODY**

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com