Flat 3 8-10 Priory Street, York YO1 6BY

HUDSON MOODY

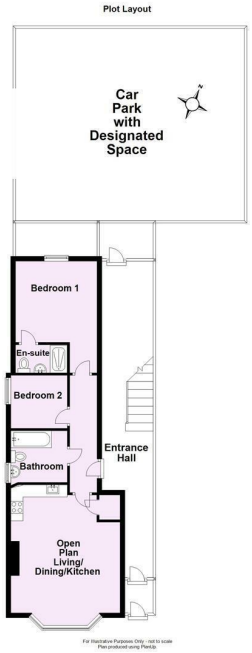
A beautifully presented two bedroom apartment situated within a Grade II listed period building on Priory Street, in the charming conservation area of Bishophill. a five minute stroll of the train station, and a stone throw of an abundance of amenities on Micklegate .

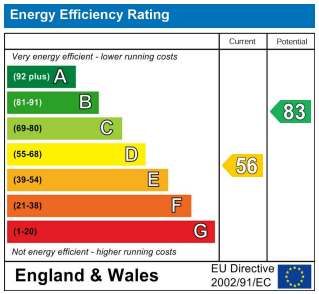
- **Ground Floor Apartment Set within a Charming Grade II listed Period Building**
- **Open Plan kitchen Living Dining Room Onlooking Priory Street**
- **Well Equipped Kitchen with Integral Appliances**
- **Two Bedrooms, The Principle Bedroom with En-Suite Shower Room**
- **Spacious, Contemporary Bathroom with Shower Over Bath**
- **Secure, Gated Parking Space**
- **Newly Installed Heating**
- **Recently Redecorated including Newly Fitted Carpets and Flooring Throughout**
- **Share of The Freehold**
- **No Onward Chain**

Guide Price £280,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: C

Years remaining on the lease: 979
Service Charge: £1509.26
Ground Rent: N/A Share of the freehold

IF YOU GET TIRED,
LEARN TO REST,
NOT TO QUIT.





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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.
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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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