



## 18 MOREBY HALL MOREBY

YORK, YO19 6FR

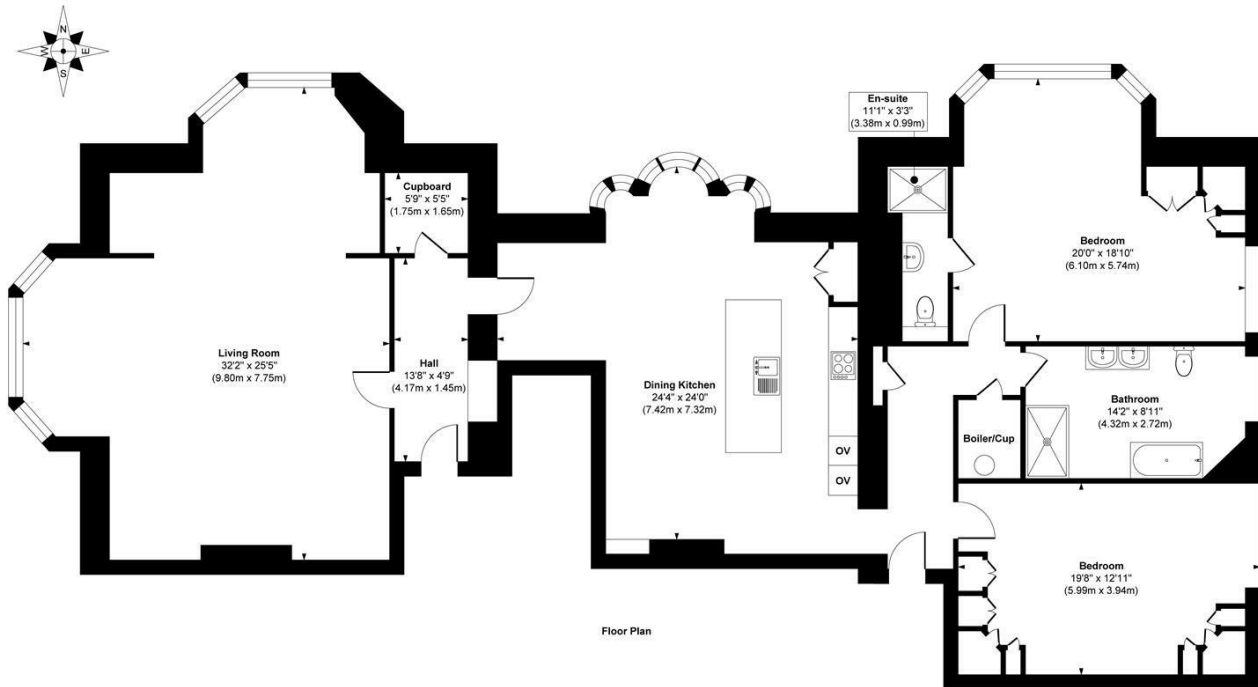
£1,100,000  
LEASEHOLD - SHARE OF FREEHOLD

A rare opportunity to own a spacious apartment of over 2,000 sq ft within the prestigious Mansion House at Moreby Hall, offering effortless living with exceptional character. Enjoy stunning river views and peaceful surroundings, all just a 10-minute drive from the heart of York.

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## Moreby Hall, Escrick



Approx. Gross Internal Floor Area 2160 sq. ft / 200.67 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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