



**HUDSON  
MOODY**

**1 Woodyard Mews, Vine Street, York YO23 1DB**

A surprisingly spacious TWO BEDROOM GROUND FLOOR APARTMENT situated in a very convenient location being close to an excellent range of shops and restaurants on Bishopthorpe Road and within easy reach of York city centre.

- **Modern Ground Floor Apartment**
- **Communal Entrance and Hallway**
- **Private Reception Hall**
- **Open Plan Living and Dining Area**
- **Well Appointed Kitchen with Integral Appliances**
- **Two Well Proportioned Bedrooms**
- **House Bathroom**
- **Allocated Parking for One Car**
- **Close to Excellent Local Shops and Riverside Walks**
- **Easy Access to City and Railway Station**

**Guide Price £220,000**

**Tenure: Leasehold**

**Council Tax Band: C**

Years remaining on the lease: 974

Service charge: £1,750 per annum

Ground rent: £175

### Woodyard Mews

Approximate Gross Internal Area = 47 sq m / 505 sq ft

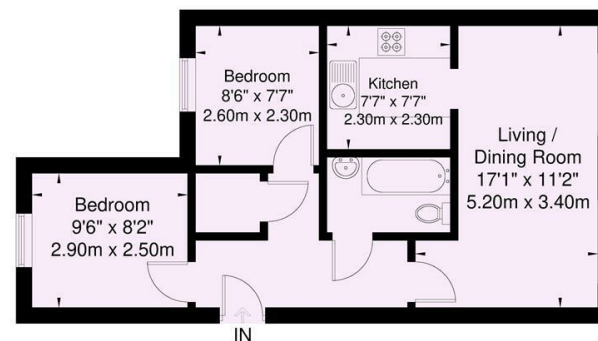


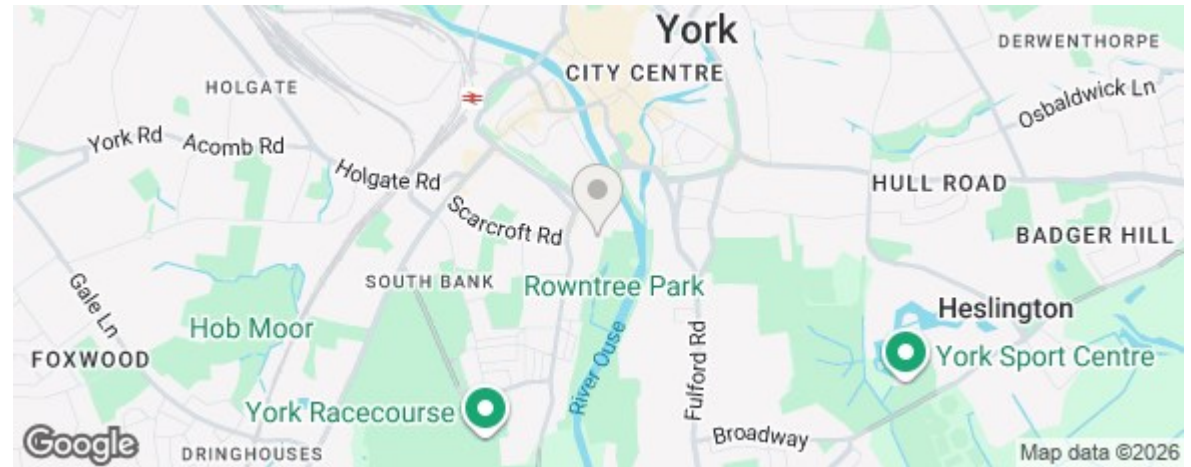
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		67	
(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.

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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**