



13 Jacob Court Trinity Lane, York YO1 6LL

HUDSON
MOODY

Situated in a quiet lane close to our offices on Micklegate you will find this charming and unusual **SECOND FLOOR MODERN APARTMENT** with mezzanine area and external balcony.

- **Quirky Second Floor Apartment**
- **Modern Building**
- **Large Living Area with Balcony**
- **Well Fitted Kitchen**
- **Shower Room**
- **Double Bedroom**
- **Large Useful Mezzanine Area**
- **Excellent Location in the Heart of York**
- **Local Shops and Restaurants**

Offers In Excess Of £250,000
Tenure: Leasehold
Council Tax Band: C

Service charge and ground rent -
£304.64 per quarter
Lease - 103 years.



Total area: approx. 75.0 sq. metres (807.8 sq. feet)

Not to scale for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eave storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com