HUDSON
MOODY

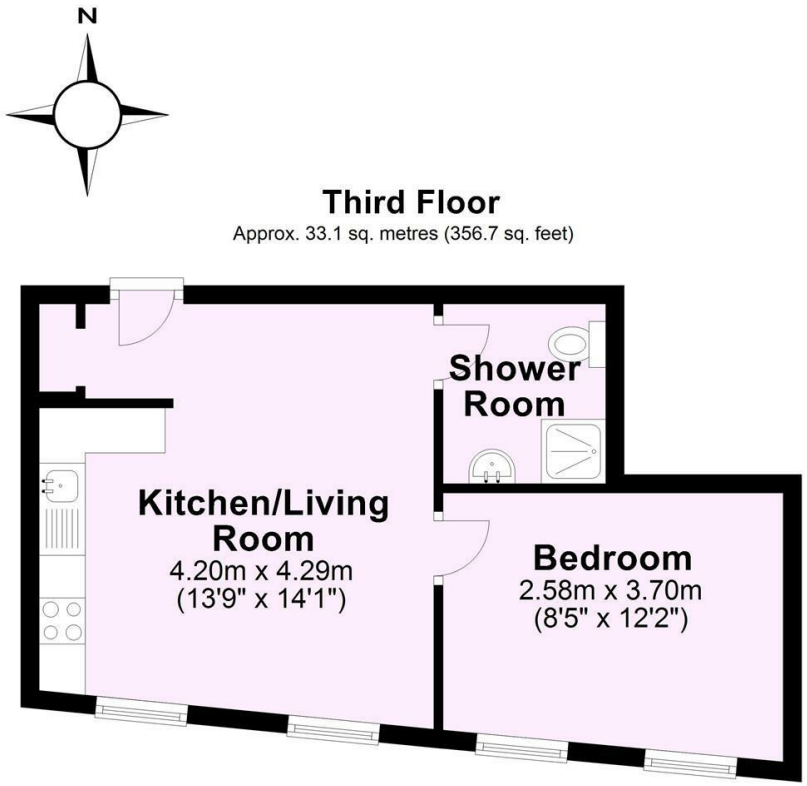
48c Micklegate, York YO1 6LF

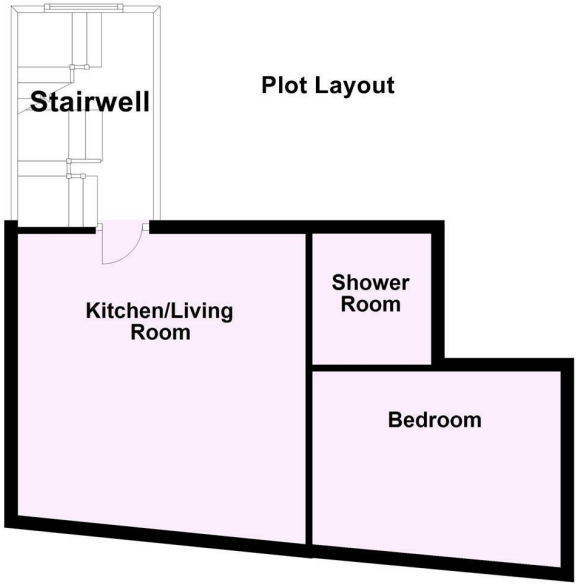
A third floor, one bedroom, city centre apartment. Situated on Micklegate in the highly sought after area of Bishophill. Enjoying an abundance of independent cafes and restaurants on the door step and a 5-10 minute walk from the train station.

- **Third Floor Apartment Set Within A Period Building**
- **Open Plan Kitchen Living Room**
- **Double Bedroom**
- **Shower Room**
- **City Centre Location 5-10 Minutes Walk of York Train Station**
- **No Onward Chain**
- **Listed Building**
- **Electric Heating Throughout**
- **Accessed via Stairs from a Communal Entrance on Micklegate**
- **Successfully Tenanted**

Guide Price £150,000
Tenure: Leasehold
Council Tax Band: A

Years remaining on the lease: 244
Service charge: £1,993.64
Ground Rent: £50.00 PA





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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.
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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