



HUDSON  
MOODY

20 President House Dukes Court, York YO26 5SZ

Situated on the ground floor of a modern apartment block, this two bedroom property offers a generous living space and allocated off-street parking. The development is positioned just off Boroughbridge Road, providing convenient access to York city centre and the outer ring road.

- **Ground Floor Apartment with New Carpets Throughout**
- **Modern Development**
- **Convenient Location**
- **Two Bedrooms**
- **Generous Living Room**
- **Fitted Kitchen**
- **House Bathroom**
- **Storage Cupboards**
- **Allocated Parking**
- **Close to City and Outer Ring Road**

**Guide Price £170,000**

**Tenure: Leasehold**

**Council Tax Band: C**

Remaining Lease Length: 134 years

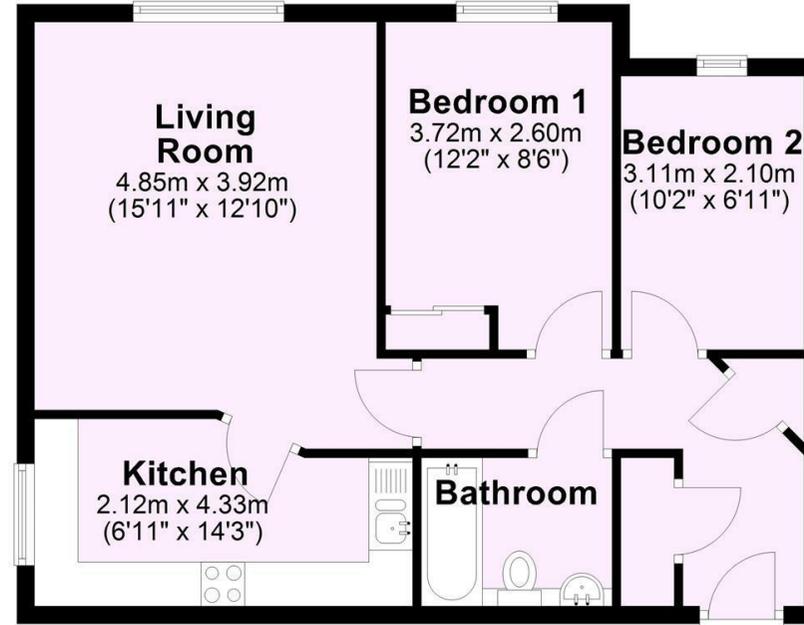
Service Charge: £2,229.96

Ground Rent: £150



### Ground Floor

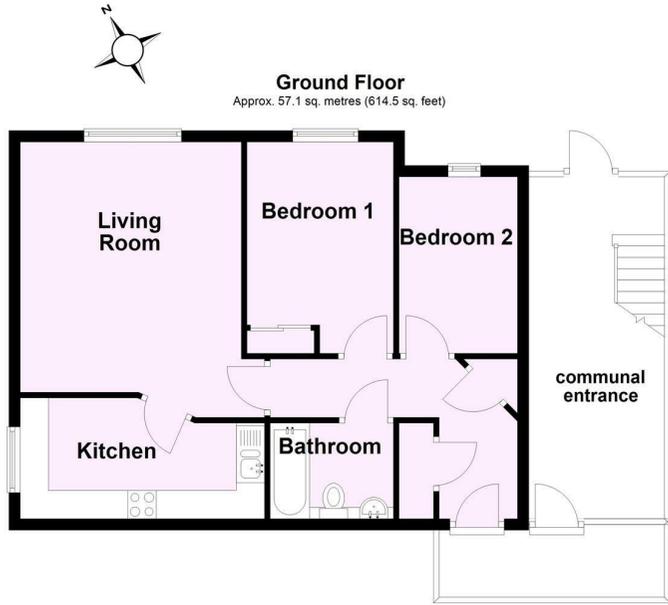
Approx. 57.1 sq. metres (614.5 sq. feet)



Total area: approx. 57.1 sq. metres (614.5 sq. feet)

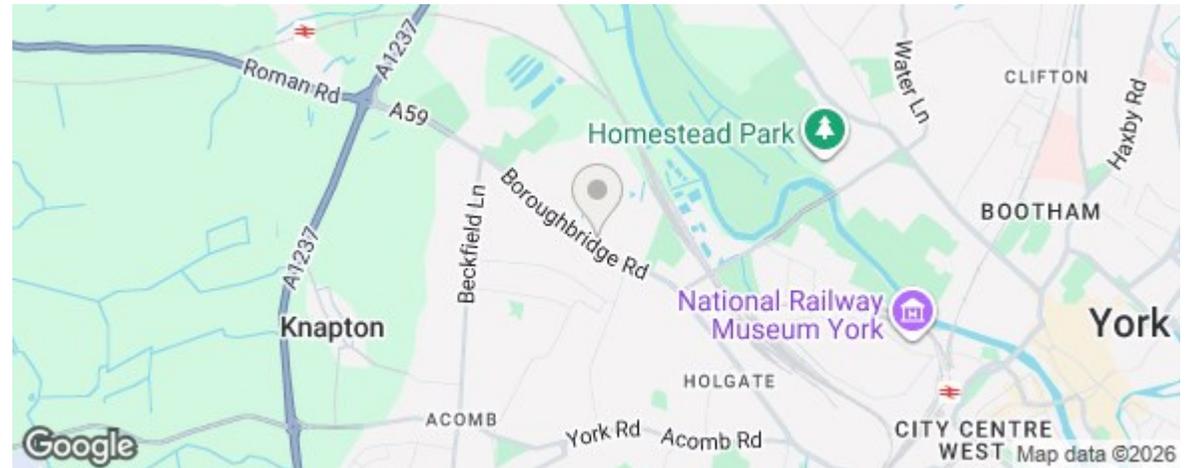






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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	80
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



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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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