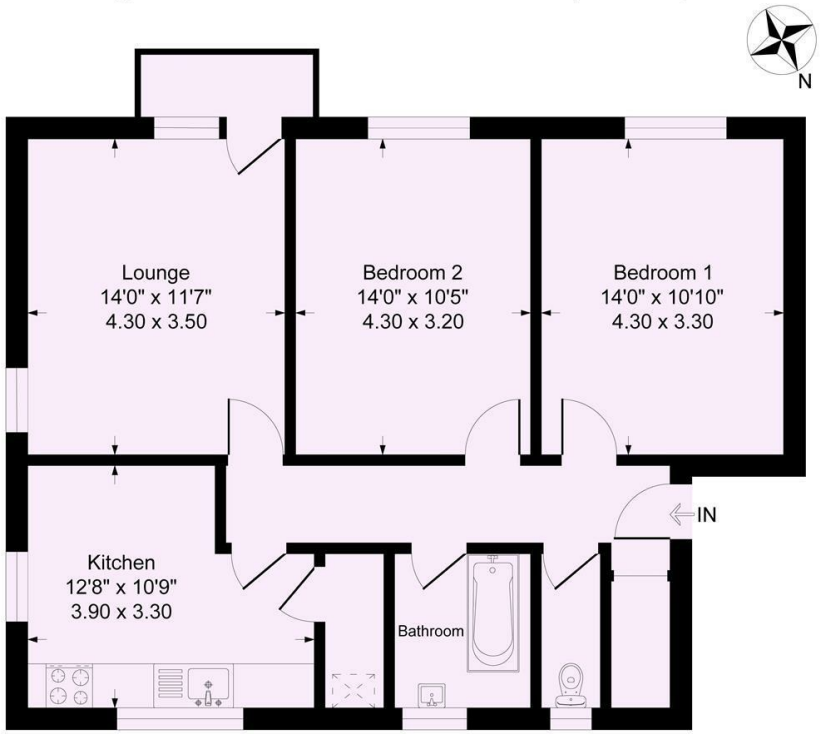

HUDSON
MOODY
8 Ancress Walk, York YO23 1BU

A spacious two bedroom first-floor apartment, offered to the market with no onward chain and ideally situated just off Nunnery Lane and within easy walking distance of the local amenities of Bishopthorpe Road and York city centre.

- **Spacious First Floor Apartment**
- **Convenient Location Near Bishopthorpe Road and York centre**
- **Kitchen**
- **Living Room with Door to Balcony**
- **Bathroom and Separate WC**
- **Two Double Bedrooms**
- **On Street Parking Available**
- **Easy Access to York and Railway Station**
- **Pleasant Nearby Park and Riverside Walks**
- **NO ONWARD CHAIN**

Ancress Walk

Approximate Gross Internal Floor Area = 70.3 sq m / 756 sq ft



Illustra□on for iden□fica□on purposes only, measurements are approximate, not to scale.

Guide Price £200,000
Tenure: Leasehold
Council Tax Band: A

Lease Length: 86 years remaining
Service Charge: £423.15 per annum
Ground Rent: £10 per annum (fixed)







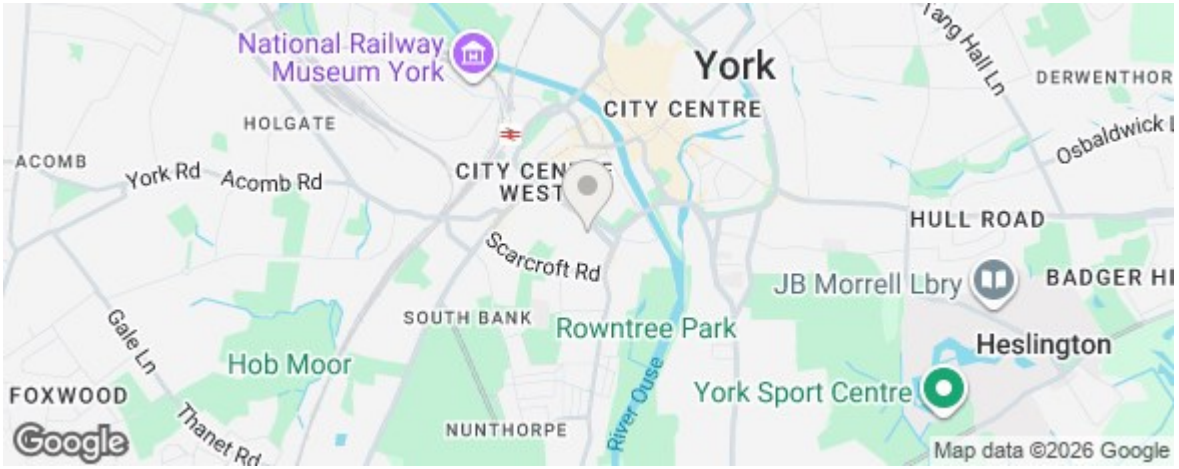


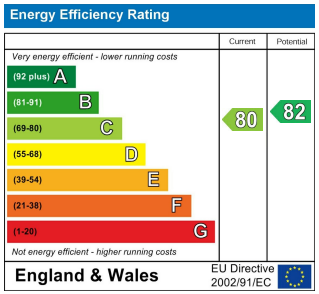












HUDSON MOODY

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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com