



HUDSON  
MOODY

32 Regent Street, York YO10 3DA

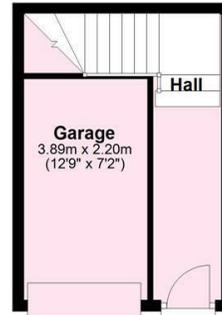
A spacious and contemporary two bedroom terrace home, with allocated parking and garage. Situated off Lawrence Street, close to the city centre and within easy access of York University and the A64. Available with 100% ownership on a discount for sale scheme. Applicants must be meet the eligibility criteria.

- **Ready to Move Into Terrace Home**
- **Entrance Hall Leading to the First Floor**
- **Generously Sized and Bright Open Plan Kitchen Dining Room**
- **Newly Fitted Contemporary Kitchen with Integral Appliances'**
- **Newly Decorated Family Bathroom with Bath and Separate Shower**
- **Two Second Floor Bedrooms and a Shower Room**
- **First Floor Living Room**
- **Allocated Parking Space Plus Garage**
- **100% Ownership**
- **Discounted for Sale Basis via Thirteen Housing Group. Applicants Must Be Eligible**

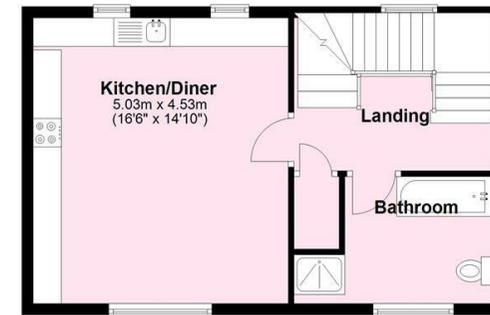
**Price £114,215**  
**Tenure: Leasehold**  
**Council Tax Band: D**

Years remaining on the lease: 986  
 Service Charge: £9.96 per calendar month  
 Ground Rent: N/A

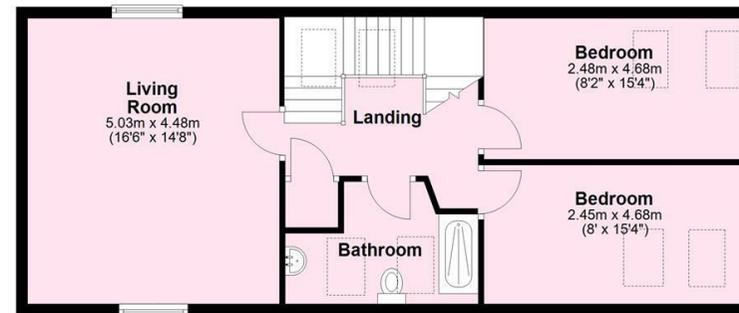
**Ground Floor**  
 Approx. 17.6 sq. metres (189.9 sq. feet)



**First Floor**  
 Approx. 40.9 sq. metres (440.5 sq. feet)



**Second Floor**  
 Approx. 64.3 sq. metres (692.3 sq. feet)



Total area: approx. 122.9 sq. metres (1322.7 sq. feet)

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

Plan produced using PlanUp.



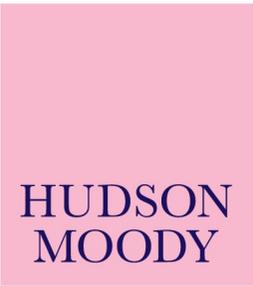




Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp;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



**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**