



HUDSON  
MOODY

Apt 4D Stonebow House, Stonebow, York YO1 7NP



Fourth floor two bedroom apartment with breath taking views overlooking the city centre and York Minster. The property benefits from outdoor space and two allocated parking spaces.

- **No Forward Chain**
- **Furnished Two Bedroom Apartment**
- **Modern Kitchen with Integrated Appliances**
- **Open Plan Kitchen / Dining with Balcony**
- **Utility Cupboard**
- **Master Bedroom with En-Suite**
- **Family Bathroom**
- **Spacious Hallway with Fitted Storage**
- **Two Allocated Parking Spaces**
- **Bike Storage**

**Guide Price £550,000**

**Tenure: Leasehold**

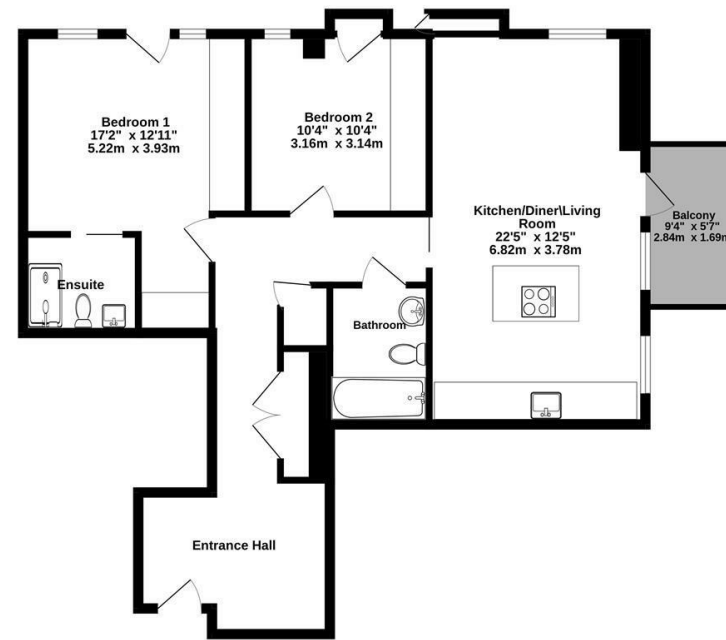
**Council Tax Band: E**

Lease Term 250 Years (years remaining 244)

Service Charge: £2813 PA

Ground Rent: £250 PA

GROUND FLOOR  
843 sq.ft. (78.3 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq ft. (78.3 sq m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro 0004

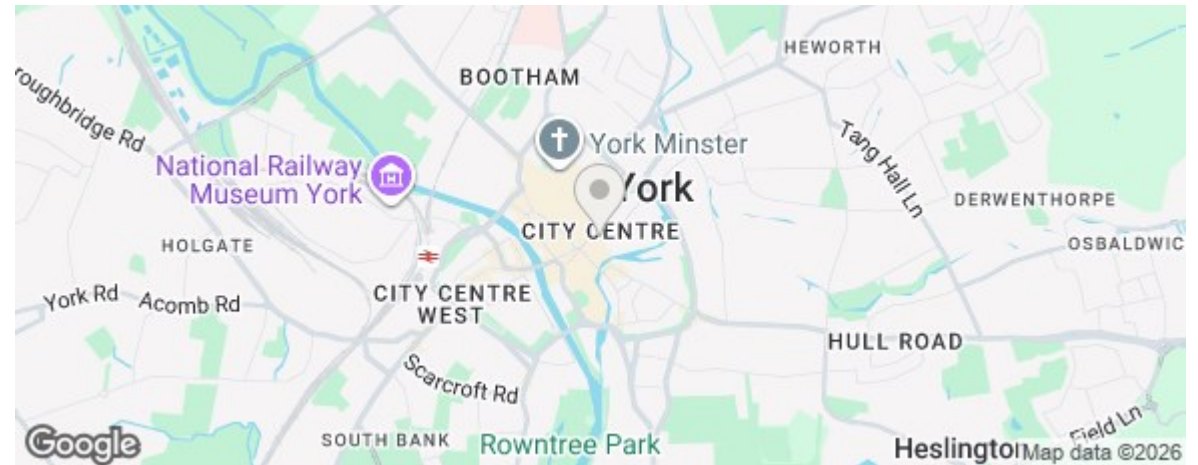








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU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

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**