



HUDSON
MOODY

Flat 4 St. Anthonys Court, Gale Lane, York YO24 3FU

Located near Acomb village centre, this modern first-floor apartment features a double bedroom, bathroom, and a 22ft open-plan living/kitchen/dining area. The apartment includes a designated parking space and offers easy access to York and the A64.

- **Modern First Floor Apartment**
- **Excellent Location Close to Acomb Village**
- **22ft Living, Dining and Kitchen Area**
- **Generous Double Bedroom**
- **Bathroom with Shower Over the Bath**
- **Designated Car Parking Space**
- **Easy Access to York City Centre**
- **Within Easy Reach of the Outer Ring Roads**
- **Gas Central Heating**
- **NO ONWARD CHAIN**

Guide Price £166,600

Tenure: Leasehold

Council Tax Band: B

4 St Anthony's Court
Approximate Gross Internal Area = 47.6 sq m / 512 sq ft

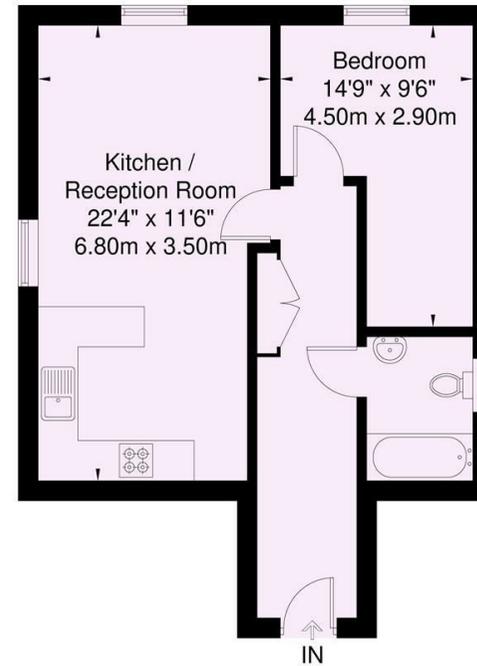


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





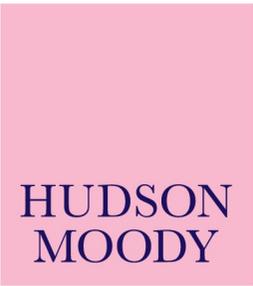


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



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