



HUDSON
MOODY

42b Micklegate, York YO1 6LF

A well presented ONE BEDROOM FIRST FLOOR APARTMENT being part of a Georgian property, situated in the vibrant Micklegate area of York.

- **First Floor Apartment**
- **Open Plan Sitting/Dining/Kitchen Area**
- **Double Bedroom**
- **Walk-in Dressing Room**
- **Modern Bathroom**
- **Refurbished Georgian Building**
- **Central Location within Easy Reach of the Railway Station**
- **No Onward Chain**

Guide Price £170,000

Tenure: Leasehold

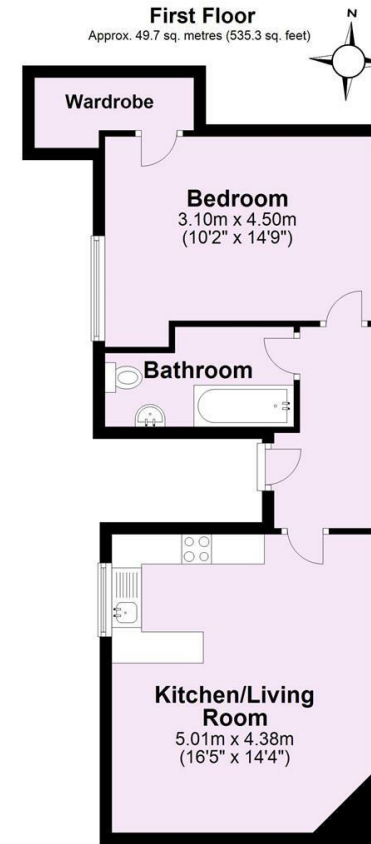
Council Tax Band: A

Lease Remaining: 245 Years

Service Charge Since Oct 2021: £1251 p.a.

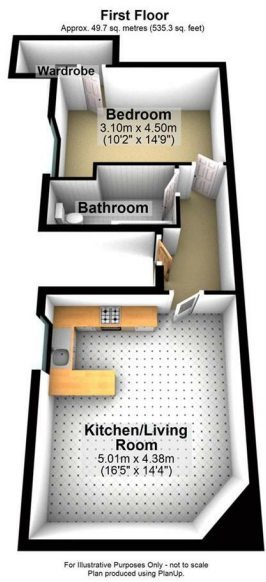
Ground Rent: £50 p.a.

No Holiday Lets Permitted



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com