



HUDSON  
MOODY

9 Bampton House Del Pyke, York YO31 7PX

A well presented two double bedroom apartment set over two floors, benefitting from a balcony. Situated in The Groves, within easy walking distance of amenities, York Hospital, and the city centre

- **First Floor Apartment**
- **Spacious Living Room**
- **Fitted Kitchen with Space for Appliances**
- **Two Double Bedrooms each with Built in Wardrobes**
- **House Bathroom**
- **Gas Central Heating**
- **Ample Built in Storage**
- **Balcony Overlooking the Communal Garden**
- **No Onward Chain**
- **Within Walking Distance York St John University, York Hospital and the city centre**

9 Bampton House  
Approximate Gross Internal Area = 76.1 sq m / 819 sq ft

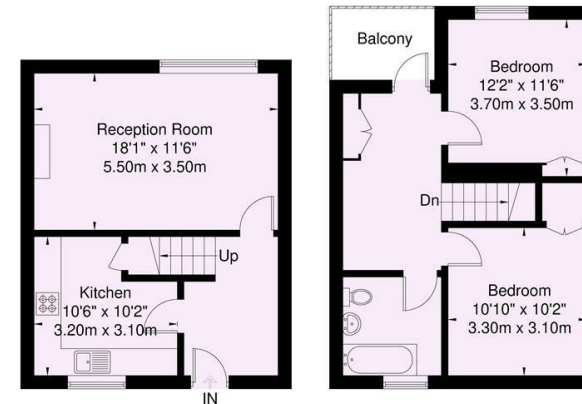


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

**Guide Price £160,000**  
**Tenure: Leasehold**  
**Council Tax Band: A**

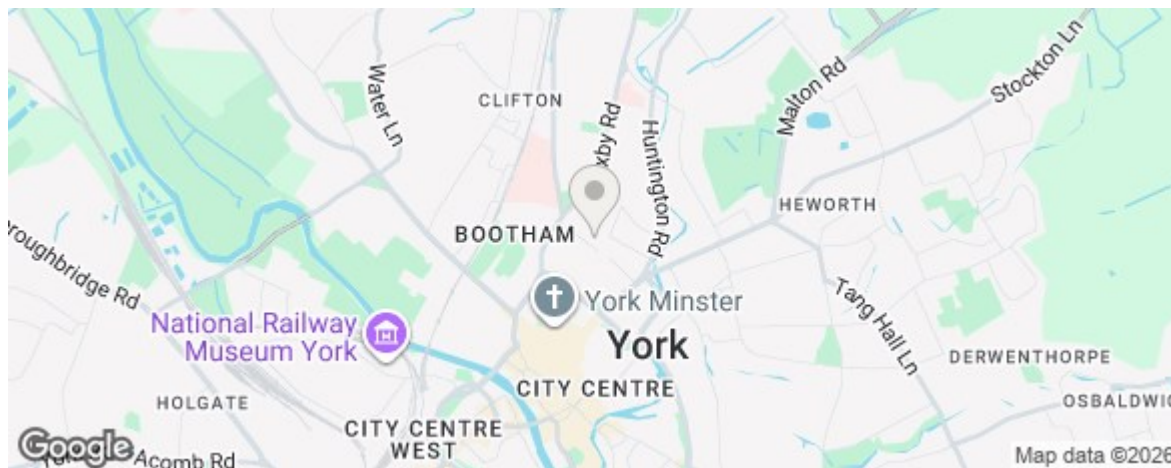
Ground rent: £10 per annum  
Ground rent review period:  
Service Charge:







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>	71	76
(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		
England & Wales	EU Directive 2002/91/EC	



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#### 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.

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