



HUDSON
MOODY

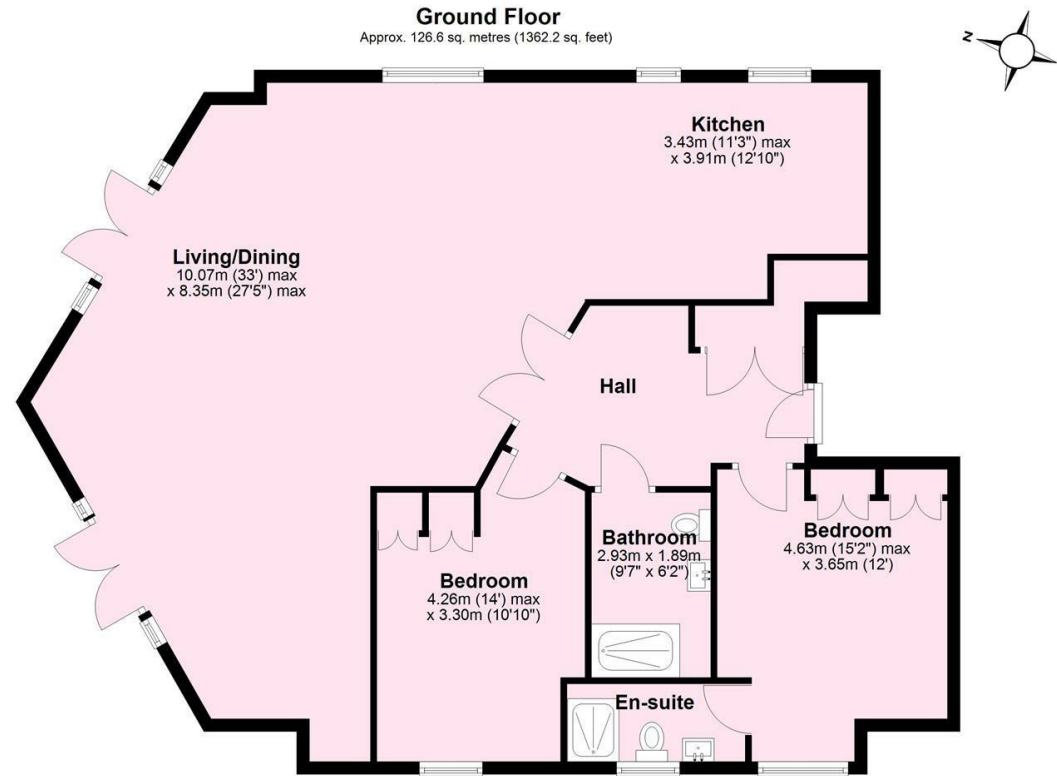
2 Assembly House The Avenue, York YO30 6BN

*** VIEWING RECOMMENDED *** A spacious two bedroom ground floor apartment benefiting from a private patio, allocated parking space and bike store. The property is situated in pleasant tree lined street beside St Peter's School within the popular Clifton area of York providing easy access to the city centre and local amenities.

- **Impressive Ground Floor Apartment Over 1360sqft**
- **Large Open Plan Dining Living Kitchen**
- **Kitchen Fitted with Integrated Appliances**
- **En-Suite Master Bedroom**
- **Second Double Bedroom**
- **House Shower Room**
- **West Facing Private Patio**
- **Gated Parking and Cycle Store**
- **Close to City Centre, Schools and Local Amenities**
- **No Pets / No Holiday Lets**

Guide Price £450,000
Tenure: Leasehold
Council Tax Band: E

Remaining Lease Length: 135 years
 Service Charge: £2,162pa
 Ground Rent: £0



Total area: approx. 126.6 sq. metres (1362.2 sq. feet)

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

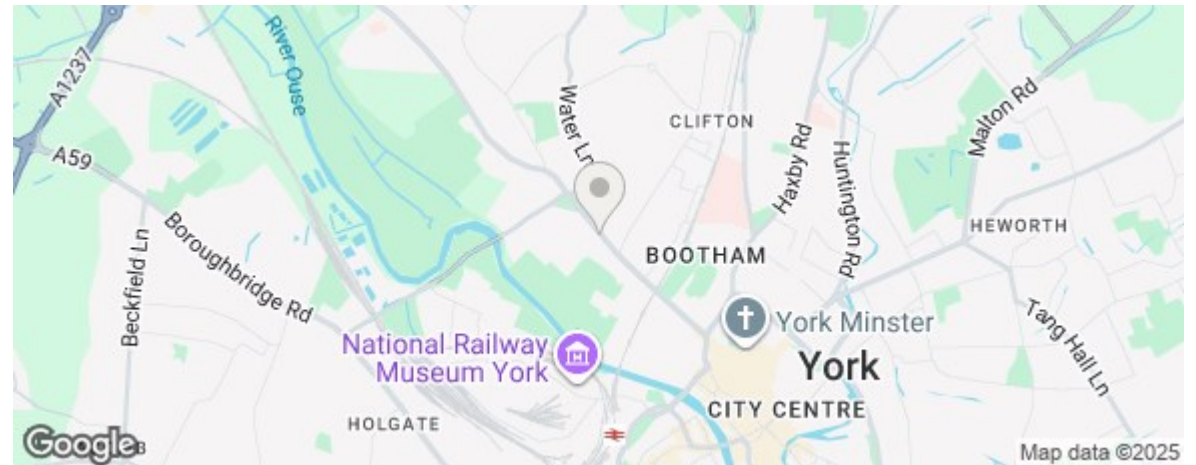
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



**HUDSON
MOODY**

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