



HUDSON
MOODY

50 Islands House Dennison Street, York YO31 8YX

A superb second floor two double bedroom apartment, with garage, forming part of this highly regarded development, close to the city centre and with elevated views over the River Foss.

- **Centrally Located 2nd Floor Apartment**
- **Juliette Balcony Offering Views Over The River Foss**
- **Garage & Parking Space Immediately In Front Of The Garage**
- **Open Plan Living / Dining Space**
- **Spacious & Well Presented Accommodation**
- **Modern Bathroom**
- **Newly Fitted Pressurized Water Cylinder**
- **Two Double Bedrooms**
- **Quiet Location Yet With York City Centre Close By**
- **Offered For Sale With No Onward Chain**

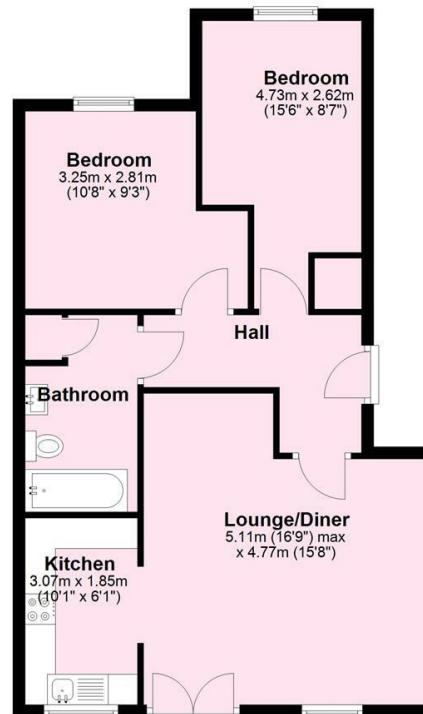
Guide Price £240,000

Tenure: Leasehold
Council Tax Band: C

Lease Years Remaining: 137 years
Service Charge: £1,348.96 pa
Ground Rent: £472.00 pa

Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)

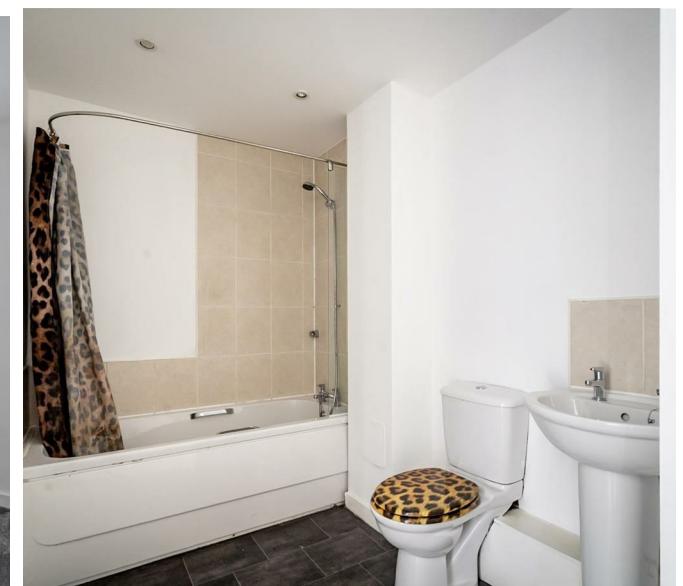


Total area: approx. 62.6 sq. metres (673.9 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eaves 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	



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.