

A WELL PRESENTED SECOND FLOOR PERIOD APARTMENT IDEALLY SITUATED CLOSE TO YORK CITY CENTRE AND THE RAILWAY STATION.

The apartment is offered unfurnished and includes open living room/ kitchen with integral appliances, bathroom and double bedroom.

Council Tax Band C

No smokers, pets or children. Available 31st January.

COMMUNAL ENTRANCE  
Communal secure entrance hall with telephone entry system. Stairs and lift to second floor.

ENTRANCE HALLS  
Door into the entrance hallway. Further door to the internal hall. Recessed halogen spotlights. Telephone entry system. Doors to:

OPEN PLAN LIVING/DINING AREA  
4.83m x 6.12m max (15'10 x 20'1 max)



Two large sliding sash windows to the front elevation. Kitchen area off.

KITCHEN AREA



Range of modern fitted wall and floor units with granite worktops. Stainless steel 1.25 bowls sink

unit. Integrated appliances including electric oven with induction hob and stainless steel extractor hood over, microwave, fridge and freezer, dishwasher and washer dryer. Recessed halogen spotlights.

BEDROOM  
3.86m x 3.33m (12'8 x 10'11)



Large sliding sash window to the rear elevation. Electric storage heater.

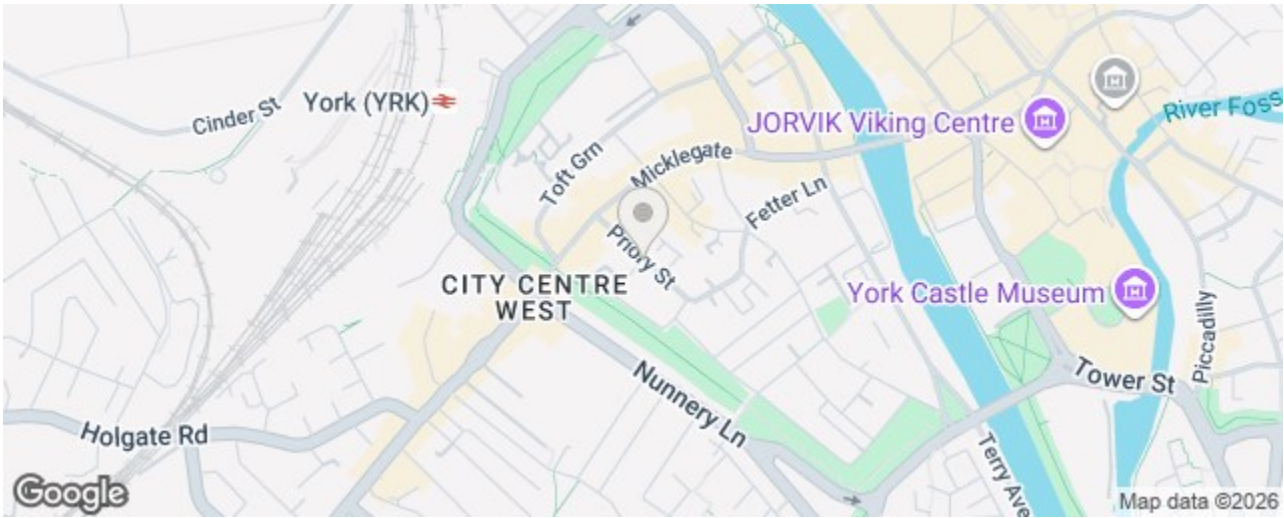
BATHROOM  
2.59m max x 2.03m (8'6 max x 6'8)



Modern white suite comprising low flush WC, wash basin and bath with shower over. Chrome ladder style heated towel rail. Built-in cupboard housing the hot water tank. Shaver point. Extractor fan. Recessed halogen spotlights. Travertine tiling.

Hudson Moody is a member of RICS - Client Money Protection (Ref: 023761), Propertymark (Ref: C0003303) & The Tenancy Deposit Scheme (Ref: G03903). More details can be found on our website.





**Apartment 8 Priory House,  
York, YO1 6BY  
£995 PCM**

- Period Apartment
- Open Plan Living Area
- Kitchen with integral appliances
- Double bedroom
- Unfurnished
- Close to city centre & rail station
- Council tax band C
- Available 31st January

**York- Lettings | 01904 629629**  
58 Micklegate, York, North Yorkshire, YO1 6LF

**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.