



HUDSON  
MOODY

10 Long Close Lane, York YO10 4UP



A good sized GROUND FLOOR APARTMENT situated inside CITY WALLS with city wall views and within easy reach of the city centre.

The apartment is approached through a pleasant communal grassed area and boasts views of the historic city walls. The entrance hall, with a large storage cupboard, leads into an inner lobby with doors leading to a good sized living room with a large window giving pleasing views to the front. The kitchen benefits from newly fitted white fronted wall and floor units, an integral electric oven and hob with extractor hood over and space for free standing appliances.

The apartment offers a good sized double bedroom, a fitted bathroom with white suite including a shower bath and the property enjoys ample storage space.



- Ground Floor Apartment
- Newly Fitted Kitchen & Bathroom
- Spacious Living Room
- One Double Bedroom
- Communal Gardens
- Overlooking City Walls
- Popular Fishergate Bar Area
- Easy Access to Main Roads Network

**Guide Price £150,000**

Tenure: Leasehold



**Ground Floor**  
Approx. 53.4 sq. metres (575.3 sq. feet)



Total area: approx. 53.4 sq. metres (575.3 sq. feet)

For Illustrative Purposes Only - not to scale  
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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		56	63
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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.
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