



HUDSON
MOODY

5 Rainsborough House Rainsborough Way, York YO30 6QA



A beautifully presented ONE BEDROOM APARTMENT situated on the SECOND FLOOR of a purpose built modern block in the popular RAWCLIFFE area of York.

The communal entrance hall takes you up to the second floor, where a door leads into the apartment's private hallway with doors off to a good sized open plan living room and to separate kitchen, bathroom and bedroom. The light and airy living area provides ample space for a seating area, dining table and home office/study. Glazed patio doors give access to a railed Juliette style balcony overlooking the street. The kitchen is equipped with a range of fitted units including an integral cooker with four ring electric hob over and under counter space for a washing machine and fridge. The smart tiled bathroom houses a modern white suite with shower over the bath. In addition, the good sized double bedroom offers ample space for free standing furniture.

The apartment is being sold fully furnished including kitchen equipment and lies in a very convenient location just a little off Water Lane, providing easy access to York city centre. The apartment also benefits from an allocated parking space, and is offered for sale with no onward chain.

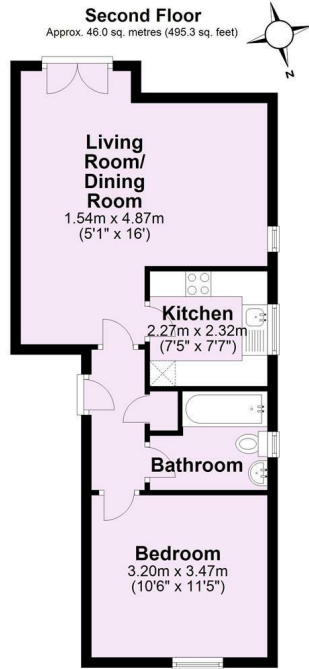


- Modern Second Floor Apartment
- Communal Entrance and Stairs
- Private Entrance Hallway
- Open Plan Living Area
- Fitted Kitchen with Appliances
- Modern Tiled Bathroom
- Generous Double Bedroom
- Allocated Parking Space
- Communal Lawned Gardens
- No Onward Chain

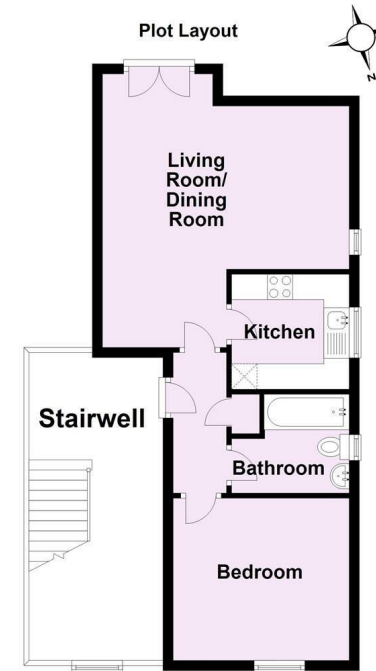
Guide Price £135,000

Tenure: Leasehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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| 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 | | 64 | 73 |
| | EU Directive 2002/91/EC | | |

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