



## THE FOOTMAN'S LODGING, THE COURTYARD MOREBY HALL

YORK, YO19 6FR

£395,000  
LEASEHOLD

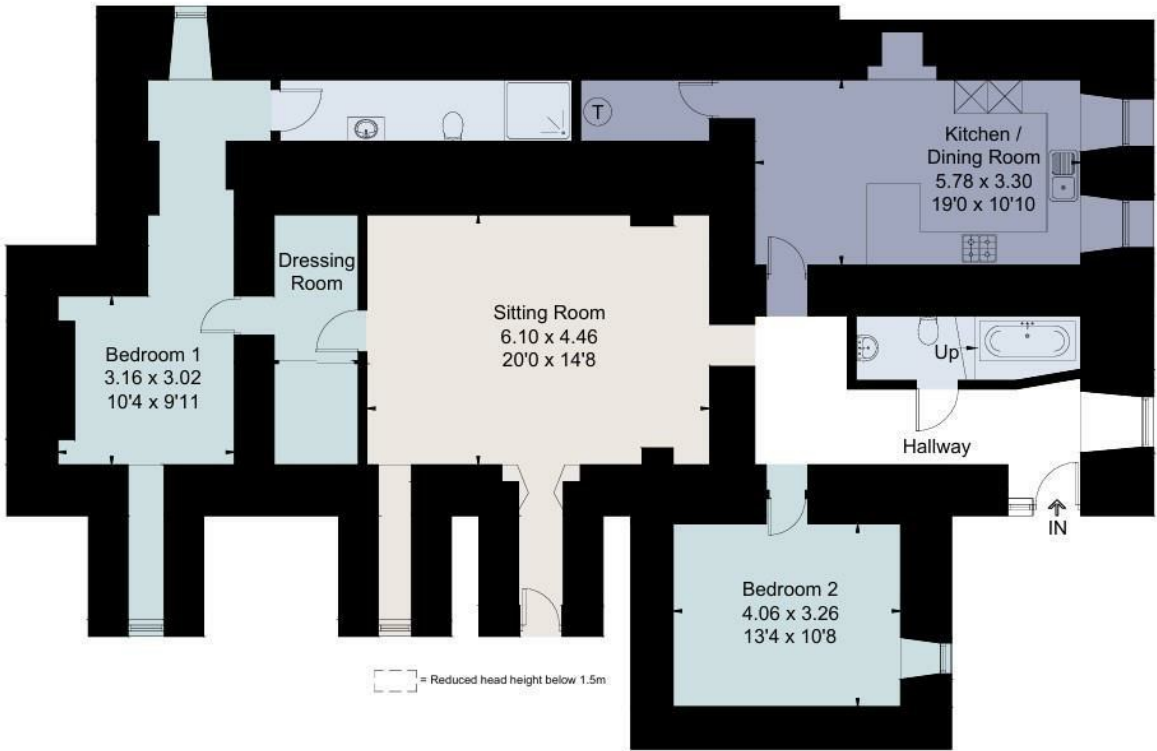
\*\*\* READY FOR IMMEDIATE OCCUPATION, BEAT THE STAMP DUTY RISE\*\*\* \*\*\* INCENTIVES AVAILABLE \*\*\*

The Footman's Lodging is a beautifully presented, two bedroom apartment, which boasts a private terrace, off-street parking, and nestled amongst beautifully manicured grounds.

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Approximate Area = 143.4 sq m / 1543 sq ft  
Including Limited Use Area (3.4 sq m / 36 sq ft)  
For identification only. Not to scale.  
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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