



**44 CORDWAINERS COURT, BLACK HORSE LANE, YORK**  
**£225,000**

**Carter Jonas**



## 44 CORDWAINERS COURT, YO1 7NE

44 Cordwainers Court offers both excellent potential for either a city centre residence or an investment opportunity.

Accommodation comprises communal entrance hall, entrance hall, living/kitchen, two bedrooms, house bathroom, lift access, communal gardens

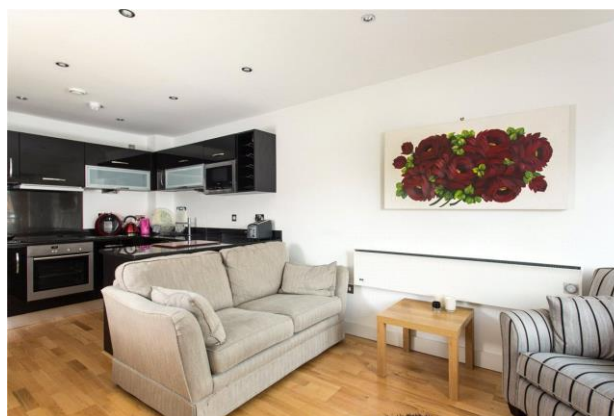
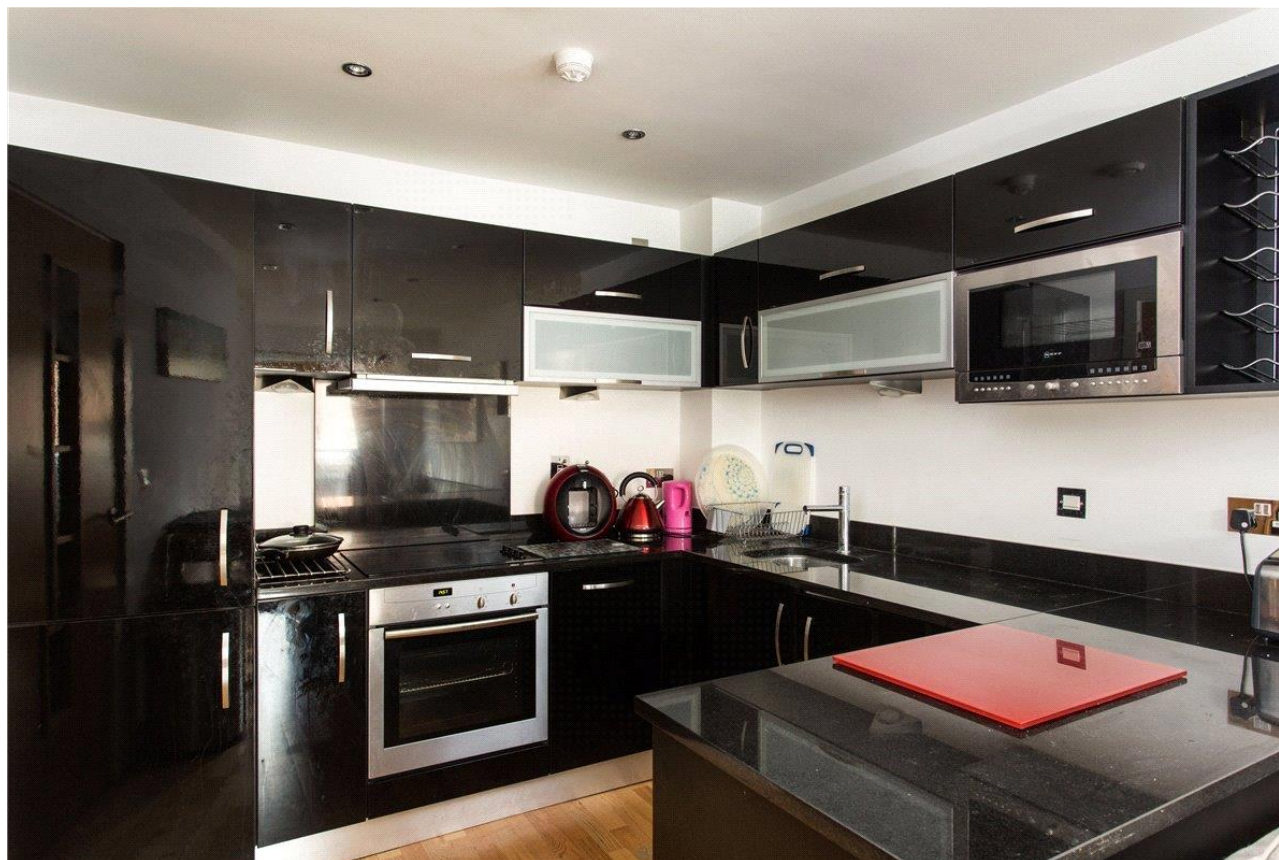
The property itself is situated on the first floor with the benefit of lift access. Neutrally decorated throughout, the apartment offers light and bright accommodation with views towards York Minster from the living area. The kitchen is fully equipped with a breakfast bar and integrated appliances including a fridge freezer, a washer dryer, a slimline dishwasher and a microwave oven. With two bedrooms and a house bathroom, the property provides a well-balanced space in an ideal location for all that York city centre has to offer.

Hungate is situated on the doorstep of York's foremost amenities which encompass a diverse mix of shopping, bars, restaurants, historic and cultural attractions. The mainline railway station is within walking distance with some trains giving access to London King's Cross in under 1 hour 50 minutes. Access to the ring road for travel further afield is also close by.

**TENURE** Leasehold

**EPC BAND** C

**A 2 BEDROOM FIRST FLOOR APARTMENT WITHIN THE POPULAR HUNGATE DEVELOPMENT;  
A LANDMARK MIX OF TOWNHOUSES AND APARTMENTS ON THE BANKS OF THE RIVER  
FOSS, IN A CONSERVATION AREA AND WITHIN YORK'S CITY WALLS**



Classification L2 - Business Data



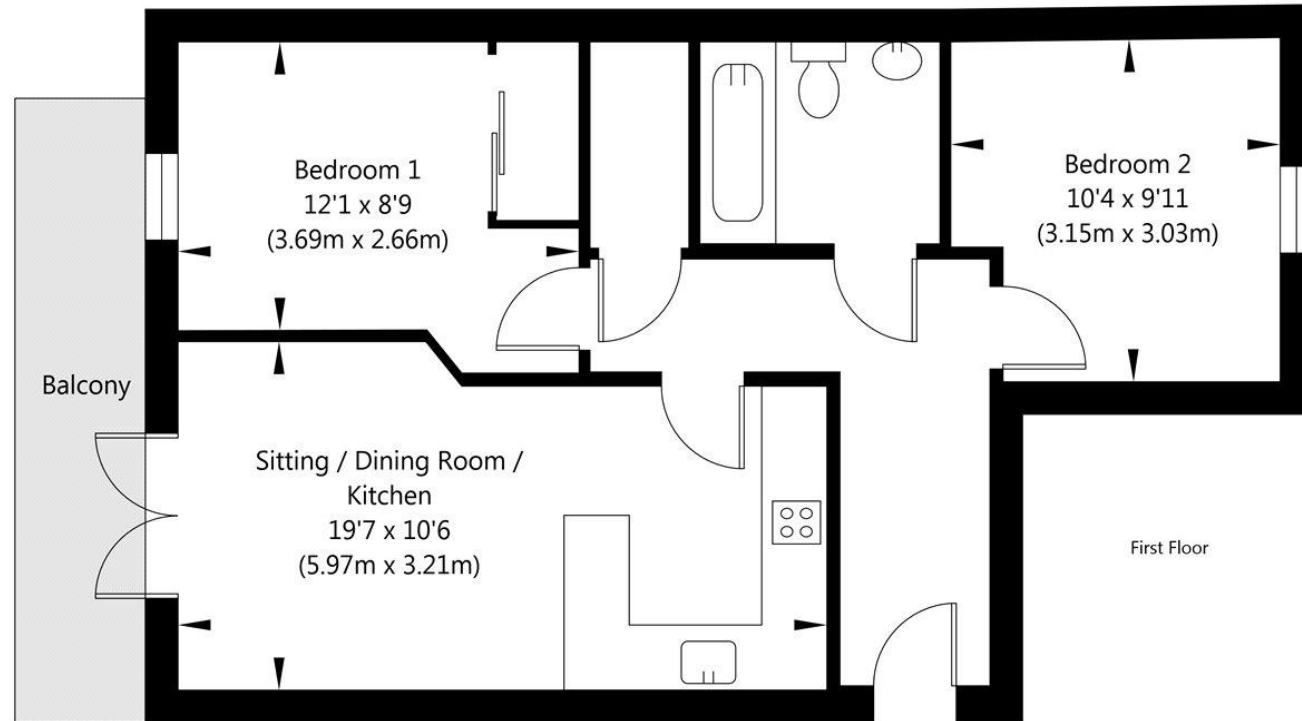




44 Cordwainers Court, Black Horse Passage, York, YO1 7NE

APPROXIMATE GROSS INTERNAL FLOOR AREA

570 SQ FT / 52.95 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
All Measurements and fixtures including doors and windows  
are approximate and should be independently verified  
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