



HUDSON  
MOODY

9 Langley House Dodsworth Avenue, York YO31 7TR

A one bedroom ground floor apartment, set within Langley House retirement home in the sought after area of Heworth lying to the North of York City Centre.

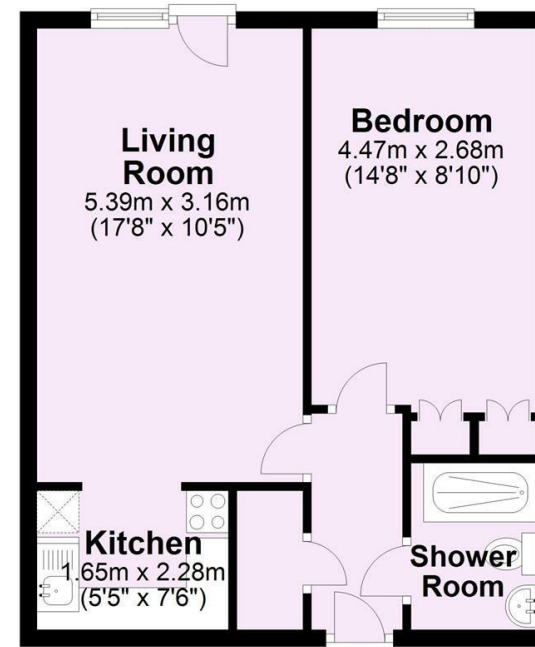
- **Over 55's Retirement Ground Floor Apartment**
- **Kitchen with Space for Appliances**
- **Large Living Dining Room**
- **Double Bedroom with Intergal Storage**
- **Shower Room**
- **Ample Parking for Residents and Visitors**
- **Communal Facilities Including Laundry and Communal Lounge**
- **Sought After Location Close to Amenities**
- **No Onward Chain**

**Guide Price £70,000**  
**Tenure: Leasehold**  
**Council Tax Band: B**

Years remaining on the lease: 62  
Service Charge: £1,596.00 (review period: annually)  
Ground Rent: tbc



**Ground Floor**  
Approx. 42.5 sq. metres (457.4 sq. feet)



Total area: approx. 42.5 sq. metres (457.4 sq. feet)

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



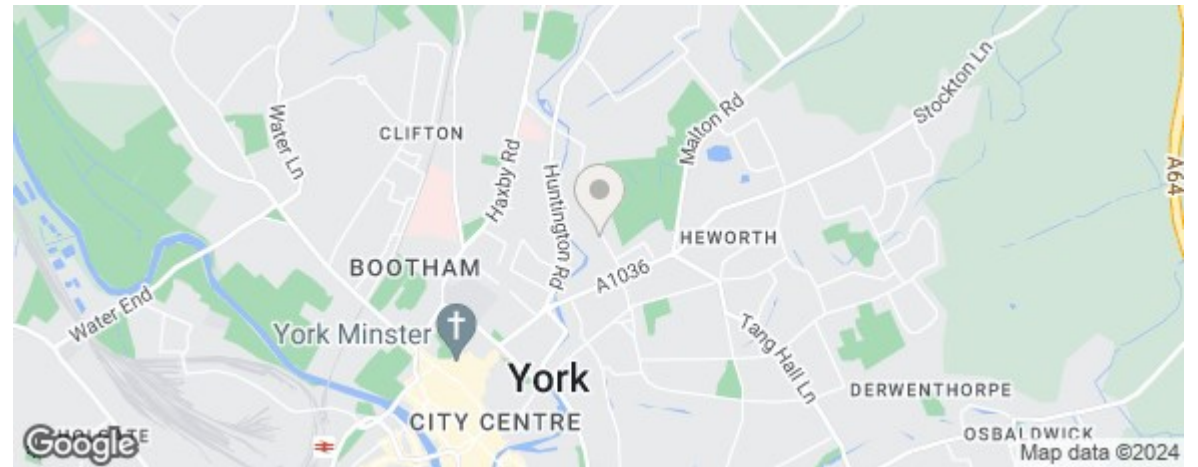




Plot Layout



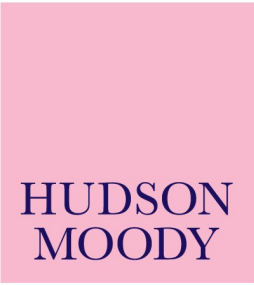
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		
	72	79
	EU Directive 2002/91/EC	

**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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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**