



HUDSON  
MOODY

Flat 7 Aldersyde House, York YO24 1QR



An impressive, spacious one bedroom ground floor apartment situated within this grand Victorian property, retaining a wealth of period features, large manicured communal gardens with a separate garage. Situated in Dringhouses just off Tadcaster Road, ideally located for shops, amenities, park and ride into York and good transport links to A64 and A1M motorways.

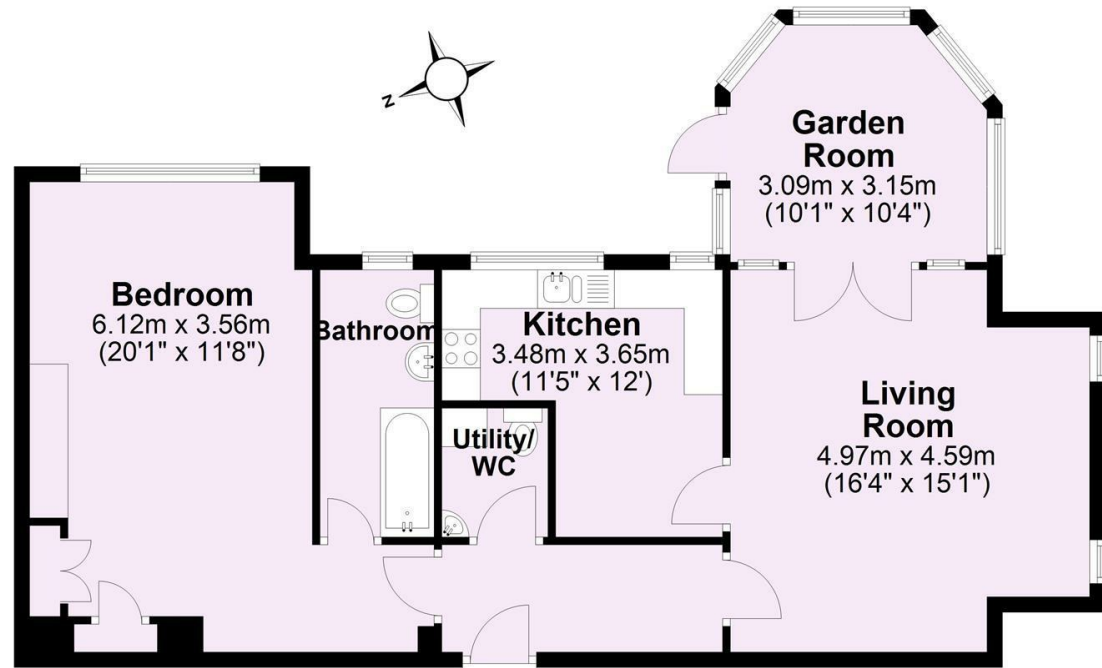
- Impressive spacious ground floor Apartment
- Grade II listed Victorian House, the apartment boasting many original period features
- Superb Living room with period overmantel fireplace
- Light and airy glazed Garden room/Dining room
- Fitted kitchen with dining space
- Separate Utility/WC
- Spacious double bedroom with original oak panelling and en-suite bathroom
- Manicured communal lawned gardens, terrace and orangery
- Garage
- Excellent access to local amenities, York Racecourse, York City centre and wider transport links

**Guide Price £285,000**

**Tenure: Leasehold - Share of Freehold**

## Ground Floor

Approx. 79.9 sq. metres (859.6 sq. feet)



Total area: approx. 79.9 sq. metres (859.6 sq. feet)

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











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>	EU Directive 2002/91/EC		

#### IMPORTANT NOTICE

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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.
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**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**