



HUDSON  
MOODY

Flat 7 Aldersyde House, York YO24 1QR

This impressive and spacious one-bedroom ground-floor apartment is located in the sought-after Dringhouses area, just off Tadcaster Road. It features period details, large manicured communal gardens, and a separate garage. Ideally positioned near shops, amenities, York Racecourse, and a park and ride into York, it also offers excellent transport links to the 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**

**Council Tax Band: C**

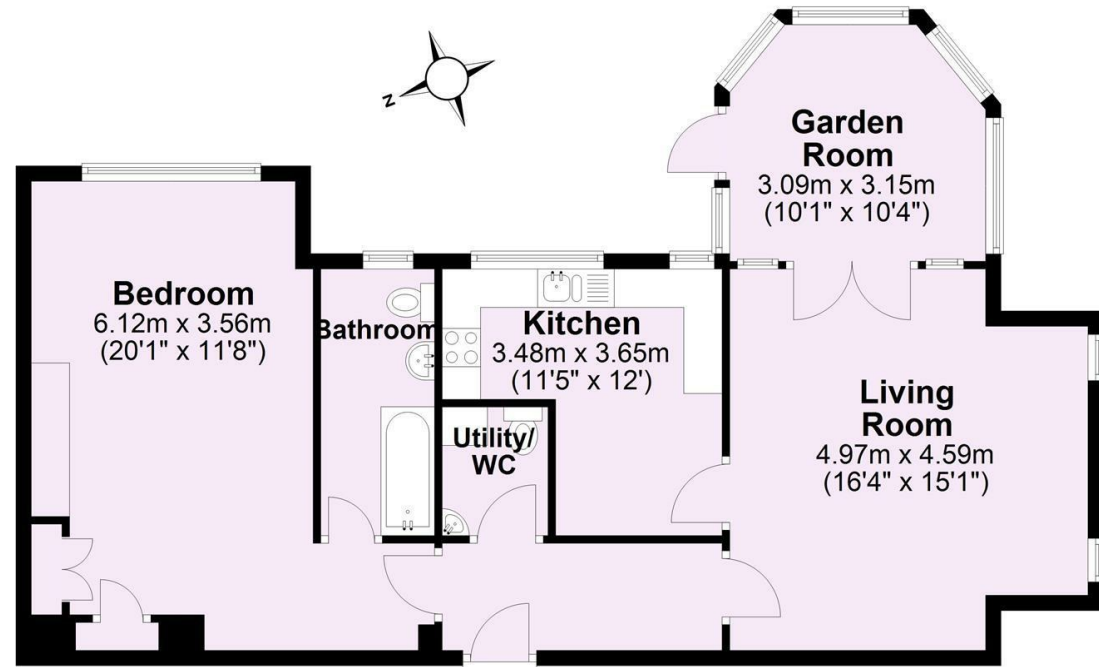
Years remaining: 107 Years

Service Charge: £180 pcm

Review Period: Annually

## Ground Floor

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




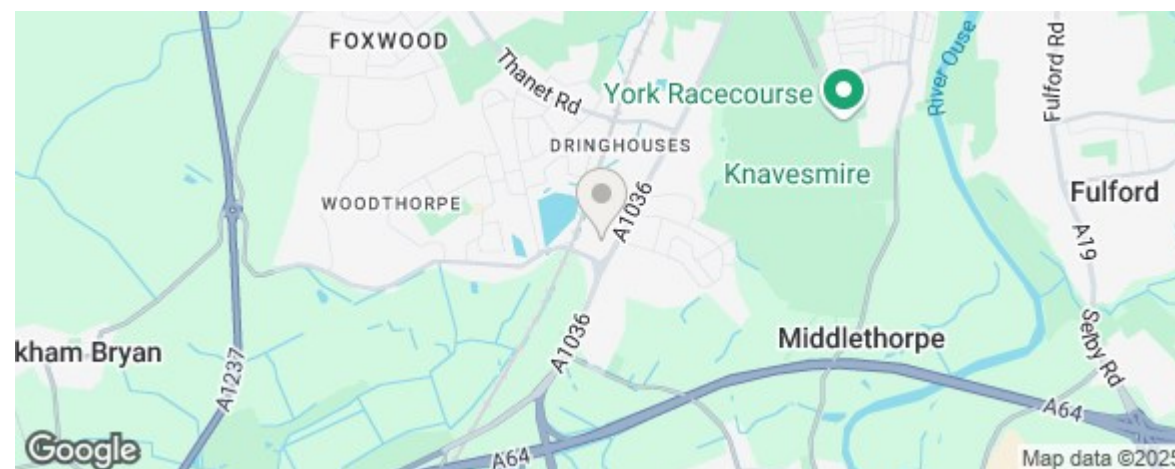
Total area: approx. 79.9 sq. metres (859.6 sq. feet)

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





Energy Efficiency Rating		
	Current	Potential
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	



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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.
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