



ASHFIELD COURT
FIRST FLOOR
19 21
GROUND FLOOR
18 20

HUDSON
MOODY

21 Ashfield Court, York YO24 1QS

*** OPEN TO OFFERS *** A spacious and beautifully presented first floor apartment being part of a modern development situated just off Tadcaster Road and within easy reach of York city centre.

- **Impressive First Floor Apartment**
- **South Facing Views Over Communal Gardens**
- **Living / Dining Room**
- **Small Garden Room**
- **Superb Contemporary Fitted Kitchen**
- **Two Double Bedrooms**
- **Modern Shower Room**
- **Garage. Parking. Communal Gardens**
- **Local Shops and Facilities**
- **Good Access to York and A64 Feeding to the Motorway Network.**

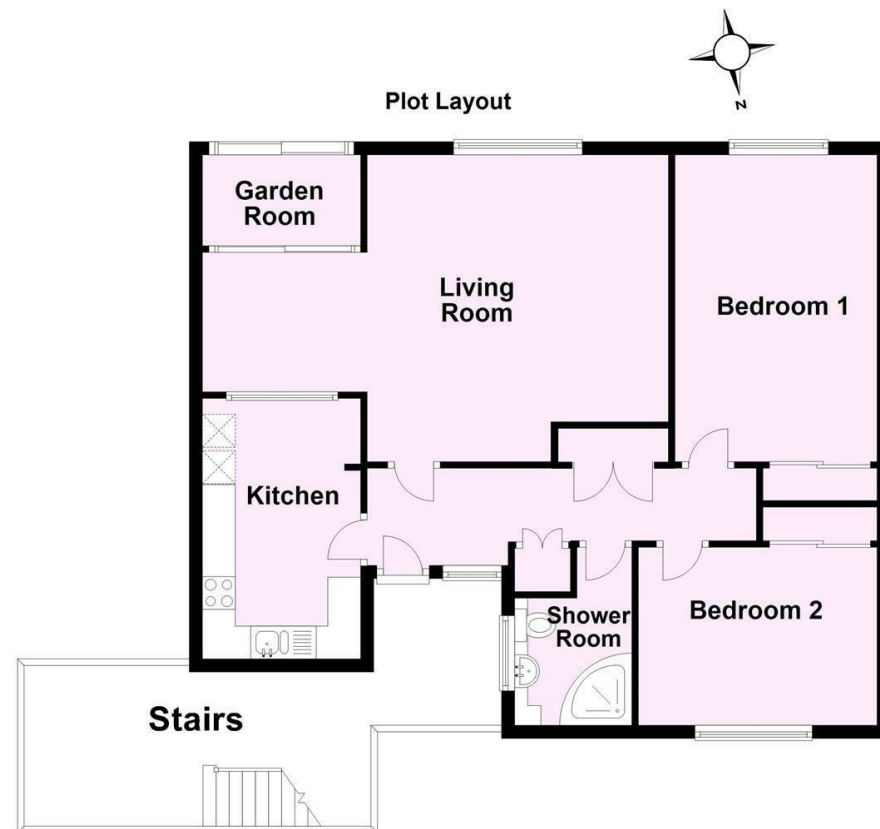
Guide Price £270,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: C

Service Charge: £100 Pcm

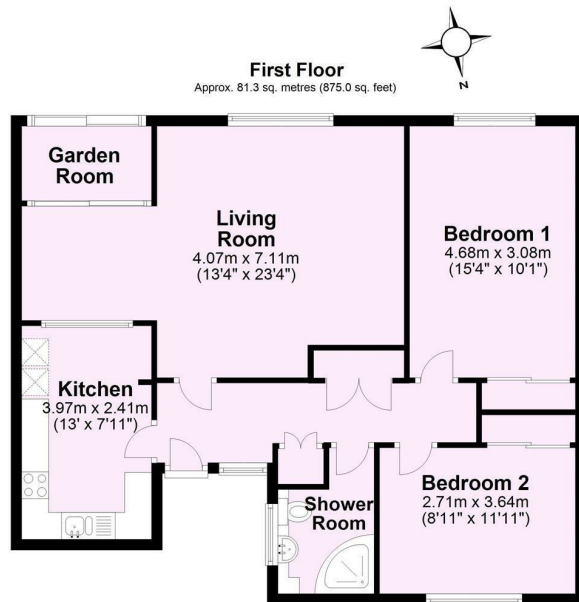
Review Period: Annually



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

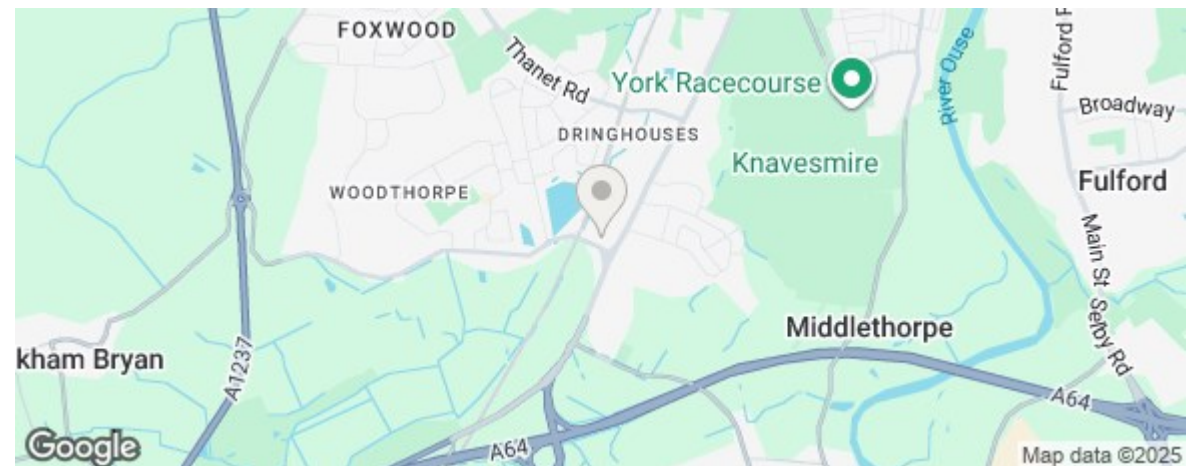






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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	69
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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