



22 Aldersyde Court,
York, North Yorkshire YO24 1QN

Guide Price £189,950


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Bishops Personal Agents offer for sale, a two bedroomed first floor "freehold" apartment with a garage in the very popular location of Dringhouses, approximately two miles south of the York city centre, occupying a quiet cul-de-sac location off Tadcaster Road and just a short bus ride away from York City centre and within half-a-mile of the A64 bypass providing good access to both local road links and Leeds. Perfect for the first time buyers, those looking to retire or buy to let investors, this property has been modernised with a modern fitted kitchen and shower room. Benefiting from upvc double glazing and gas central heating the accommodation briefly comprises; Communal entrance hallway, entrance hall, modern fitted kitchen with a range of grey units, spacious living room with garden views, two double bedrooms and a contemporary shower room. Outside offers well maintained communal gardens and a single garage, which is within a block close to the entrance of the apartments. There are also visitors parking bays. Dringhouses has a range local amenities close at hand, including the Tesco superstore, popular public houses, cafe's, shops and takeaways. Offered for sale with no onward chain! An early viewing is strongly recommended.

Aldersyde Court, is ideally located on the sought after south side of York. Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the City conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.



Entrance Hall

Entrance hall with a range of storage and built in cupboards, entry phone* and telephone point*. Doors leading to...

Living Room

18' 3" x 10' 11" (5.56m x 3.32m)

Double glazed window to rear aspect, tv point*, telephone point* and radiator*.

Kitchen

12' 9" x 6' 9" (3.88m x 2.06m)

Fitted with a range of grey wall and floor units with matching work surfaces over, steel sink with mixer tap, electric cooker*, 4 x gas hob*, integral washing machine/dryer* and dishwasher*, upright fridge/freezer, cupboard housing wall mounted combi boiler*, double glazed window to rear aspect and radiator*.



Shower Room

9' 8" x 5' 10" (2.94m x 1.78m)

Fitted with a contemporary three piece suite comprising; Shower cubical with mains shower*, wash hand basin with mixer tap set in a vanity unit, low level wc, frosted double glazed window, built in cupboard, extractor fan* and heated towel rail*.

Bedroom 1

13' 4" x 10' 11" (4.06m x 3.32m)

Double glazed window to front aspect, built in wardrobes with sliding doors, tv point* and radiator*.

Bedroom 2

9' 11" x 9' 8" (3.02m x 2.94m)

Double glazed window to front aspect and radiator*.



Outside

Set within Aldersyde Court, there are communal gardens and visitors parking bays. This apartment also has a garage, positioned in a row of garages opposite the property with an up and over door.

Tenure

Freehold Apartment. Management is by Mulberry Management, Tel 01904 655200. Current charges are: £2000 per annum including the cost of cleaning and lighting in the common parts, maintenance of the grounds, insurance of the building. This should be checked at time of purchase.

Agents Note

EPC RATING C, COUNCIL TAX BAND C

Broadband supplier: Empty House.

Broadband speed: Empty House.

Water supplier: Yorkshire Water.

Gas supplier: Octopus Energy.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)22, Aldersyde Court
YORK
YO24 1QN

Energy rating

CValid until: **7 August 2025**Certificate number: **0291-2888-6988-9305-4155**

Property type

Mid-floor flat

Total floor area

64 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).**Bishops Personal Agents**

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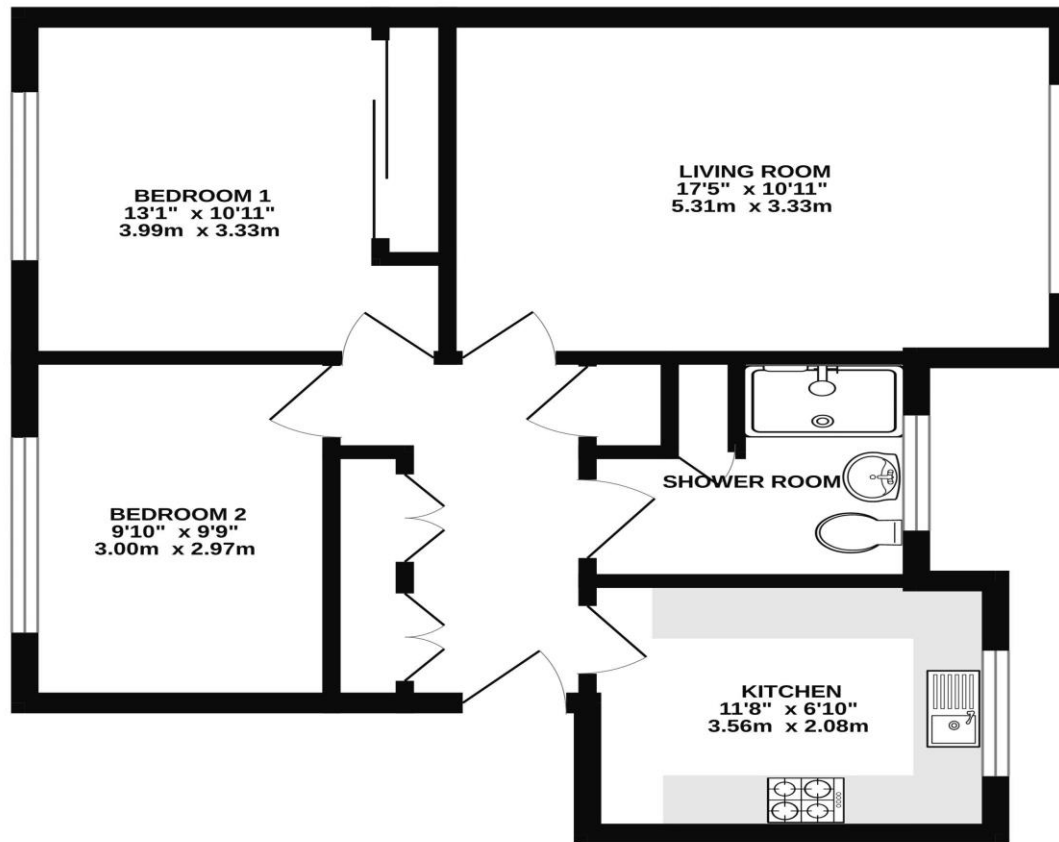
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TWO BEDROOM APARTMENT



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.