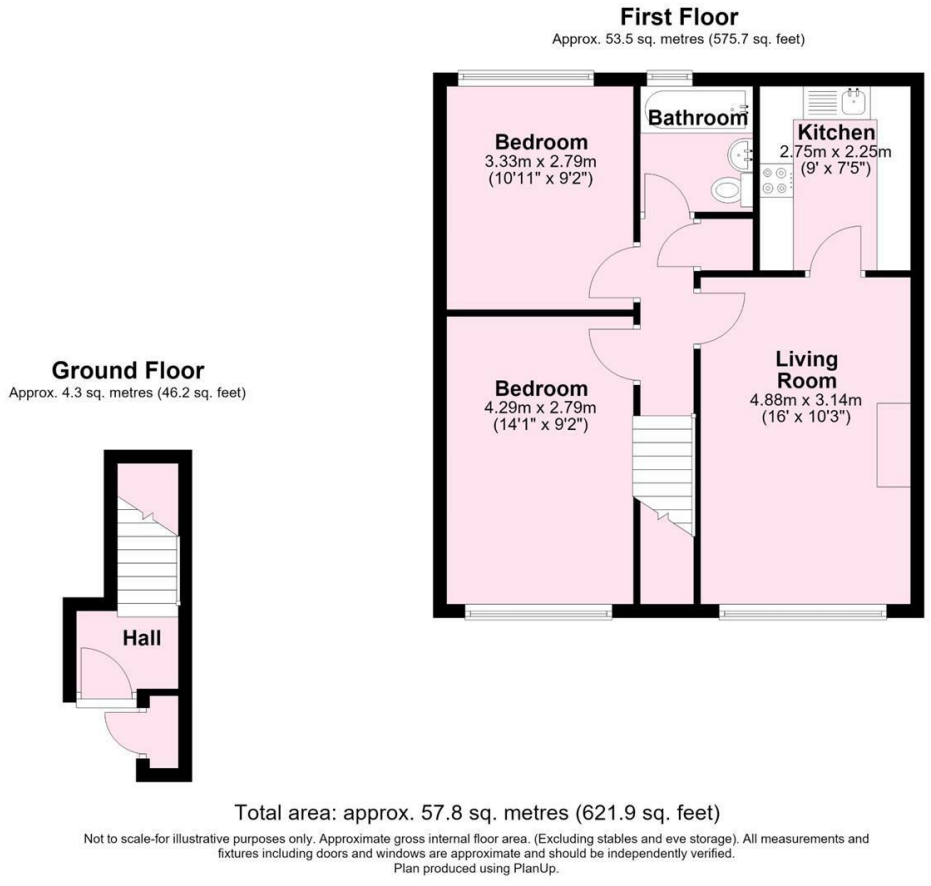

38
38 Silverdale Court, York - YO24 2SL
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A well presented FIRST FLOOR APARTMENT situated within the popular Woodthorpe area of York, conveniently placed for easy access to both the A64 serving the motorway network and York city centre. There are pleasant views and parkland walks to the front of the property and nearby off road parking is available.

The apartment offers a ground floor entrance hall with stairs up to the apartment where you will find a generous living room, kitchen, bathroom and two double bedrooms.

- **Spacious First Floor Apartment**
- **Pleasant Location Overlooking Parkland**
- **Private Entrance and Stairs to First Floor.**
- **16ft Living and Dining Room**
- **Well Fitted Kitchen**
- **Bathroom with Shower Over the Bath**
- **Two Double Bedrooms**
- **Lying within Easy Reach of the A64, Tadcaster Road and City Centre**
- **Local Shops and Services Within Acomb Village**
- **Nearby Leisure Facilities**



Guide Price £165,000
Tenure: Leasehold
Council Tax Band: B







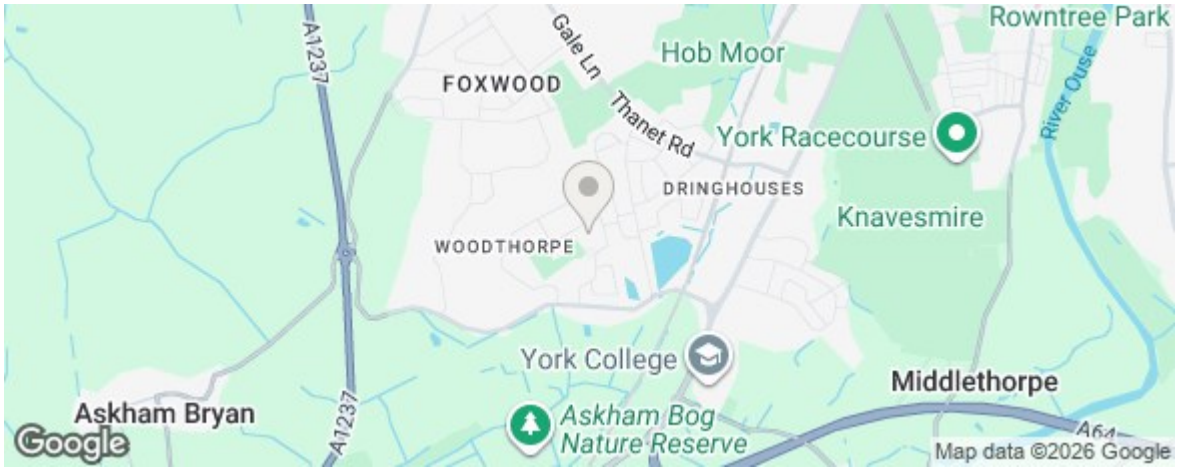


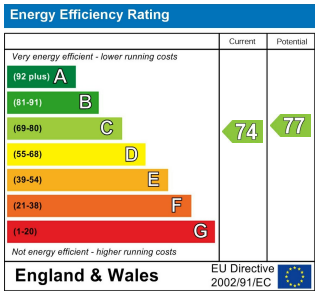












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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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