



HUDSON  
MOODY

4 St. Denys Court St. Denys Road, York YO1 9PU

On the corner of Walmgate and St Denys Road, this modern city centre apartment offers excellent accommodation being close to all the shops, restaurants and amenities available. The property would be great for first time buyers or investors.

- **Smartly Presented Ground Floor Apartment**
- **Superb City Centre Location**
- **Open Living/Dining Room**
- **Separate Kitchen with Appliances**
- **One Double Bedroom**
- **Shower Room with Walk-in Rainfall Shower**
- **No Onward Chain**
- **No Short Lets Allowed**

**Guide Price £175,000**

**Tenure: Leasehold**

**Council Tax Band: B**

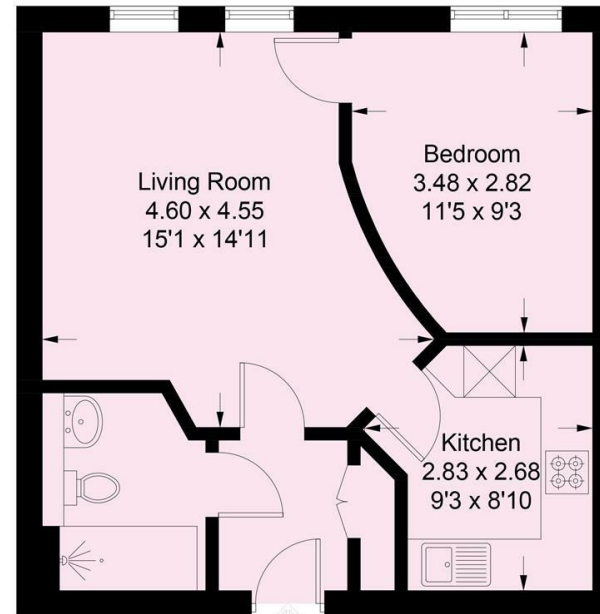
Lease Length: 999 (Years Remaining: 976)

Service Charge £1,000pa

Ground Rent: £160pa

## St. Denys Court, York, YO1

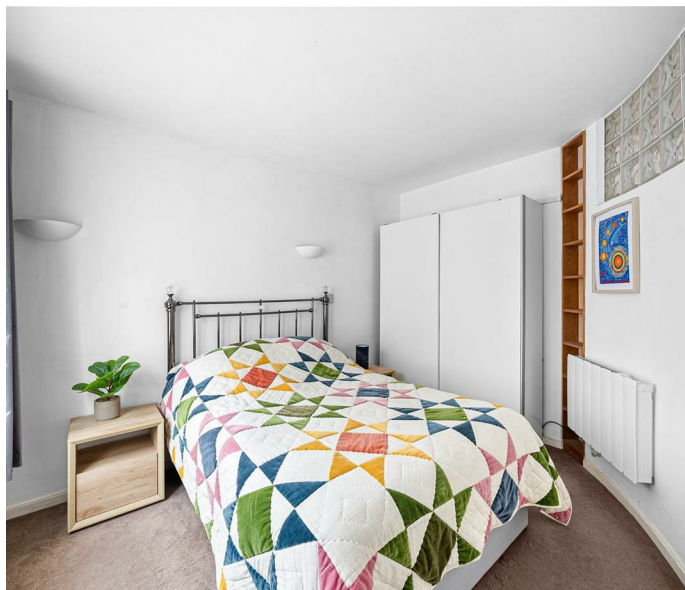
Approximate Gross Internal Area = 41.7 sq m / 449 sq ft



**Ground Floor**

illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
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| 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>                                   | 74                      | 84        |
| (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**

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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