HUDSON
MOODY

32 Silverdale Court, York YO24 2SL

A spacious ONE BEDROOM APARTMENT situated on the first floor of a purpose built block overlooking trees and an attractive lawned communal garden area. The apartment is conveniently placed in the Woodthorpe area of York with a number of nearby amenities.

- **Spacious First Floor Apartment**
- **Overlooking Lawned Gardens**
- **Living Room**
- **Fitted Kitchen**
- **Double Bedroom**
- **Bathroom**
- **Close to Local Amenites**
- **Easy Access to Outer Ring Roads and City Centre**
- **NO ONWARD CHAIN**
- **Allocated Parking**

32 Silverdale Court

Approximate Gross Internal Floor Area = 45.0 sq m / 485 sq ft

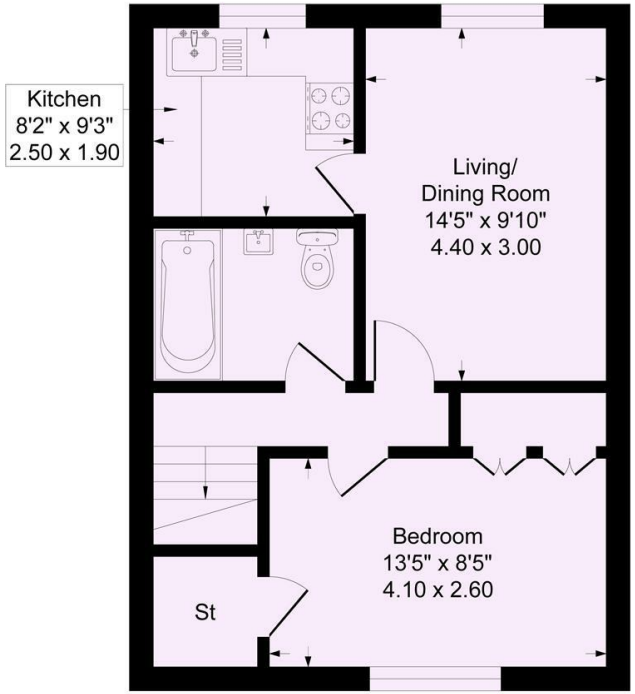


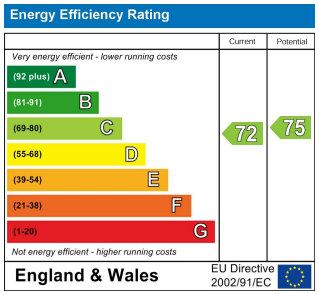
Illustration for identification purposes only, measurements are approximate, not to scale.

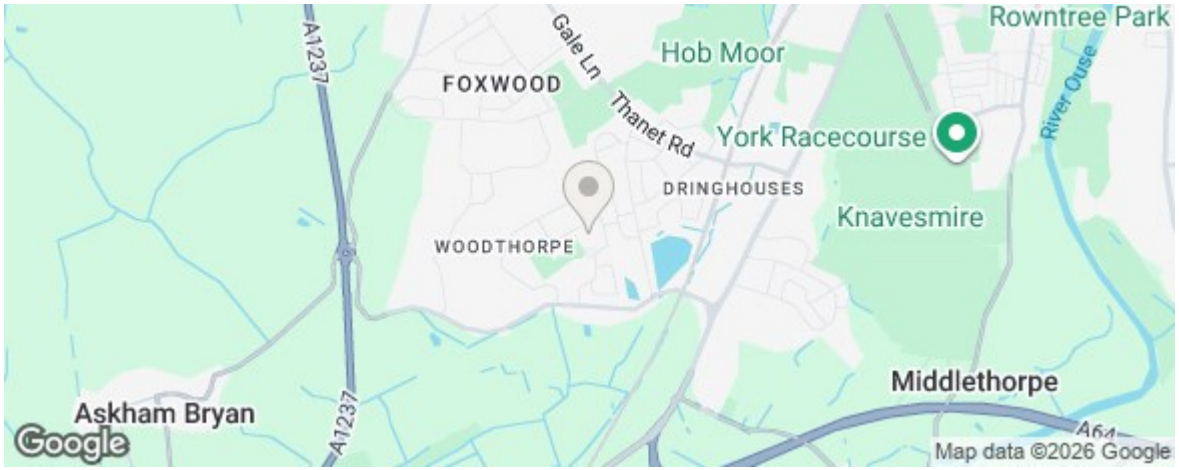
Guide Price £145,000
Tenure: Leasehold
Council Tax Band: A

service charge -£1137.45 per year

ground rent - included in service charge

lease length - 936





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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.
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.

58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com