



HUDSON  
MOODY

36 St. Andrewgate, York YO1 7BZ

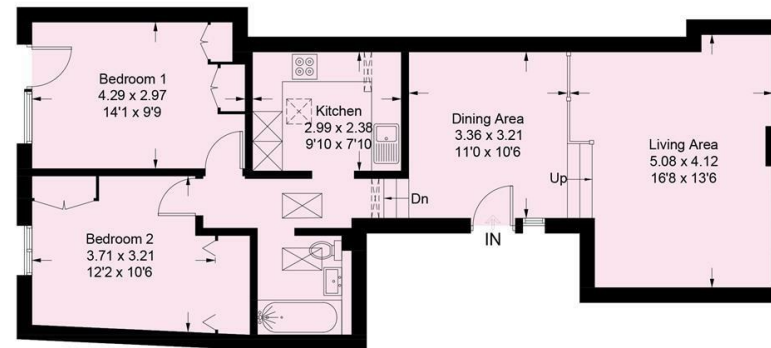
A distinctive apartment set within the highly sought-after Aldwark area, right in the heart of York city centre. Rare for such a central location, the property also benefits from access to the garden and a garage.

- **Spacious Ground Floor Apartment**
- **Garden and Single Garage**
- **Exceptional City Centre Location**
- **Reception/Dining Room**
- **Elegant Living Room**
- **Fitted Kitchen**
- **Two Double Bedrooms Overlooking the Gardens**
- **Modern Bathroom**

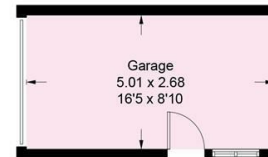
**Guide Price £325,000**  
**Tenure: Leasehold - Share of Freehold**  
**Council Tax Band: E**

### St Andrewgate, York, YO1

Approximate Gross Internal Area = 72.9 sq m / 785 sq ft  
Garage = 13.5 sq m / 145 sq ft  
Total = 86.4 sq m / 930 sq ft



Ground Floor



(Not Shown In Actual Location / Orientation)

illustration for identification purposes only. measurements are approximate, not to scale  
Pursuant to RICS Property Measurement 2nd Edition  
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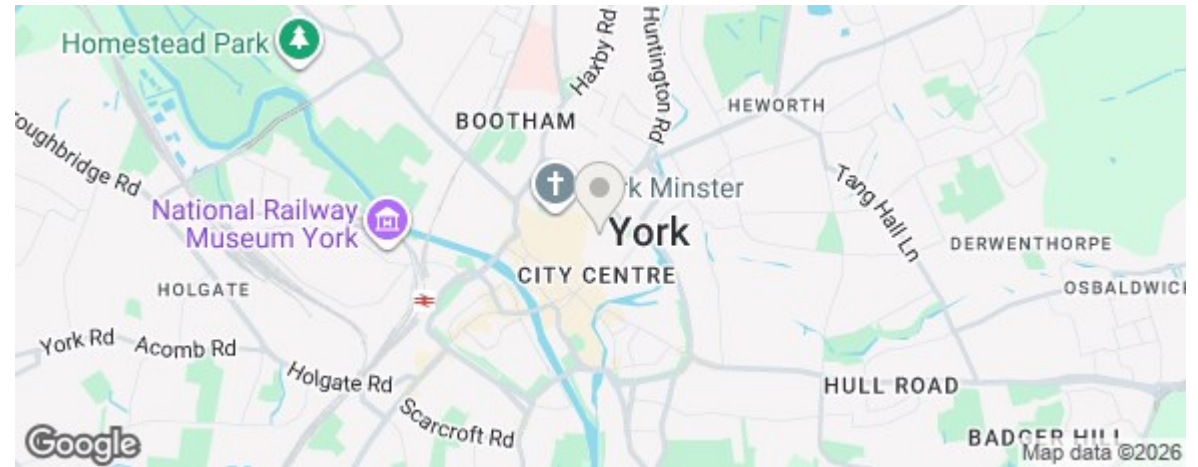






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| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) A                                 |  |                            |           |
| (81-91) B                                   |  |                            |           |
| (69-80) C                                   |  |                            |           |
| (55-68) D                                   |  | 67                         | 80        |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| England & Wales                             |  | EU Directive<br>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.
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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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