

HUDSON MOODY

47 Scholars Court Principal Rise, Dringhouses, York YO24 1UB

Situated on the top floor of a modern development is this good sized TWO BEDROOM APARTMENT with spacious living accommodation, kitchen and bathroom.

The development stands in an ideal location just off Tadcaster Road and is within easy reach of York city centre and the A64.

- **Top Floor Apartment**
- **Modern Development in Convenient Location**
- **Generous Reception Hall**
- **Spacious Living Room with Juliet Balcony**
- **Wood Effect Kitchen**
- **Master Bedroom with Fitted Wardrobes**
- **Bathroom with Shower Over Bath**
- **Single Bedroom or Study**
- **One Allocated Parking Space**

Guide Price £170,000
Tenure: Leasehold
Council Tax Band: C

Years Remaining: 110
Ground Rent: £197pa
Service Charge: £767.52pa

47 Scholars Court

Approximate Gross Internal Floor Area = 56.8 sq m / 612 sq ft

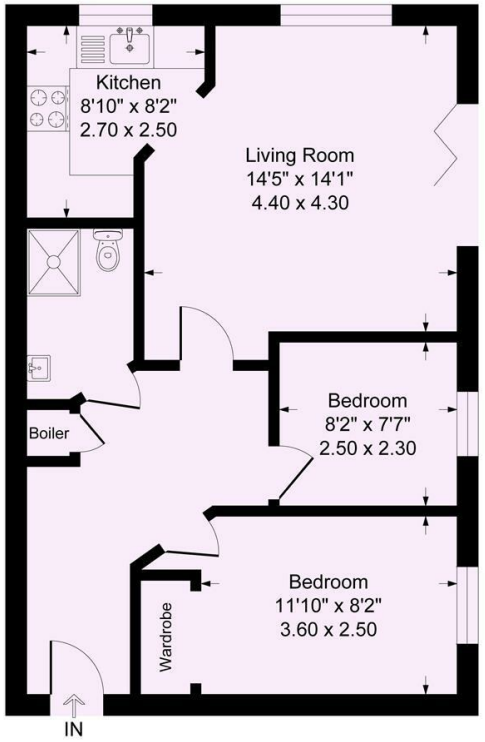

Illustration for identification purposes only, measurements are approximate, not to scale.

















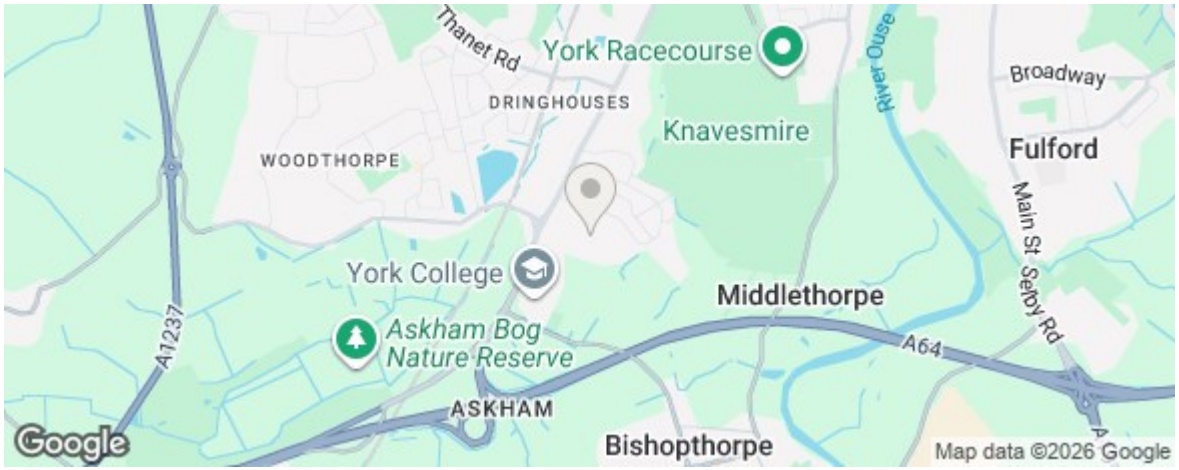

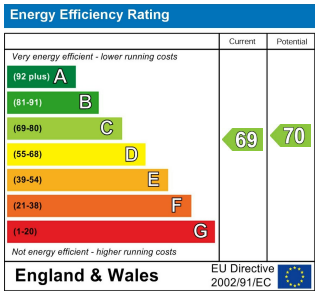

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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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.
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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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