



HUDSON  
MOODY

19 Langton Court Scarcroft Road, York YO24 1BF



\*\*\* VIEWING ADVISED \*\*\*A well presented SECOND FLOOR APARTMENT forming part of an IMPRESSIVE PERIOD PROPERTY offering views over SCARCROFT GREEN and located close to BISHOPTHORPE ROAD and YORK CITY CENTRE.

The main entrance to the building leads to an internal stairwell giving access to the apartment where a useful entrance vestibule with large fitted cupboard leads into a spacious living/dining room with kitchen to the side. The living room benefits from attractive roof timbers and a modern fireplace housing an electric fire and a doorway leading into the well fitted kitchen with a range of light wood fronted units, an integral oven with gas hob over and space for free standing appliances.

The apartment also offers a smart tiled bathroom with white suite and shower over the bath, a good sized double bedroom and a small dressing room or occasional bedroom providing space for a double sofa bed.

The property is ideally situated in a quiet area overlooking nearby leisure facilities and provides easy access into the city centre. Bishopthorpe Road is nearby with its award winning shops and restaurants whilst close to the train station and city centre. The apartment also benefits from an allocated parking space, and there is bicycle storage at the rear.

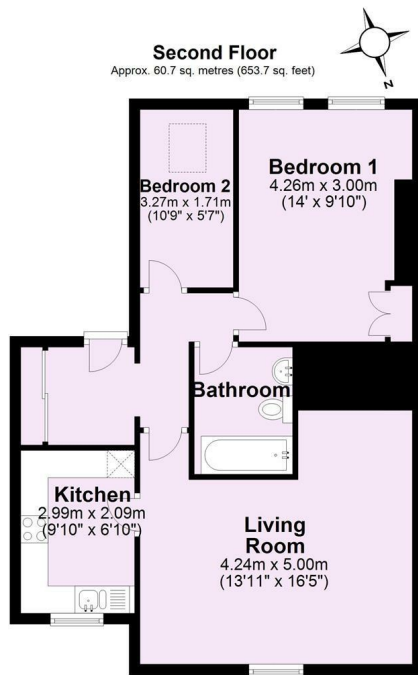


- Entrance Vestibule
- Good Sized Living Room
- Modern Fitted Kitchen
- Double Bedroom
- Dressing Room or Single Bedroom
- Smart House Bathroom
- Share of Freehold
- Good Local Facilities
- Easy Access to York City Centre
- Allocated Parking Space and Bicycle Storage

**Guide Price £215,000**

Tenure: Leasehold - Share of Freehold





For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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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			
(39-54) E		53	60
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 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.
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.

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