



HUDSON
MOODY

21 Aldbrough House Brook Street, York YO31 7QQ

A good sized TWO BEDROOM FIRST FLOOR APARTMENT situated in the groves area of York within easy reach of the University of St. John, York District Hospital, local shops and the City Centre.

- **Spacious First Floor Apartment**
- **Living Room with Bay Window**
- **Two Double Bedrooms**
- **House Bathroom**
- **Fitted Kitchen with Appliances**
- **Gas Central Heating**
- **Permit Parking**
- **Convenient Location Close to Amenities**
- **A Short Distance to York Hospital and York St John university**
- **No Onward Chain**

Guide Price £170,000

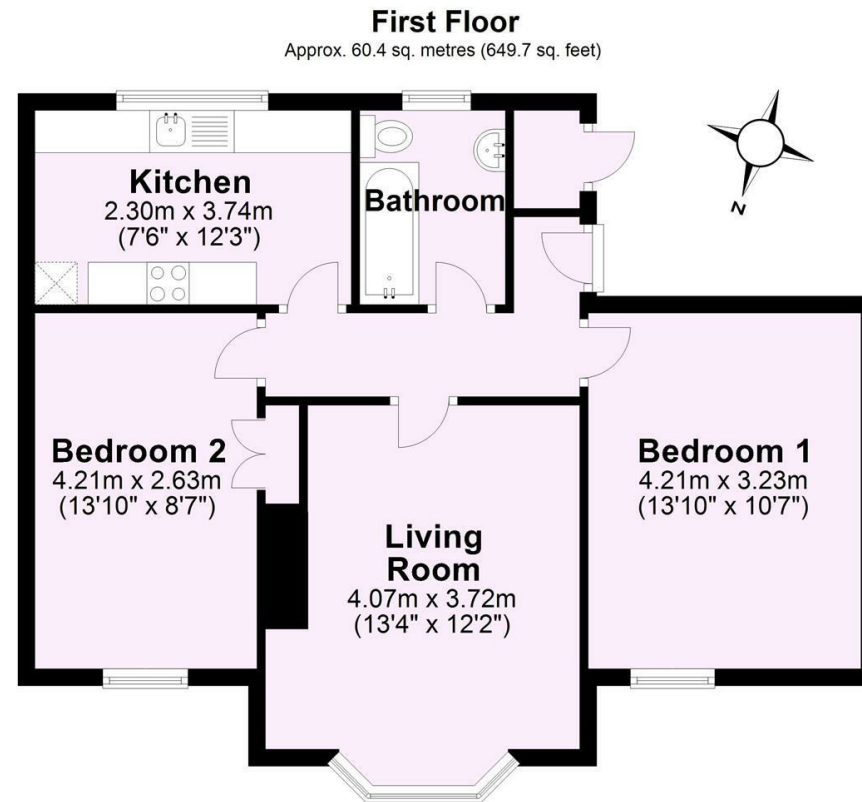
Tenure: Leasehold

Council Tax Band: A

Lease Length: 125 (Years Remaining: 105)

Annual Ground: £10

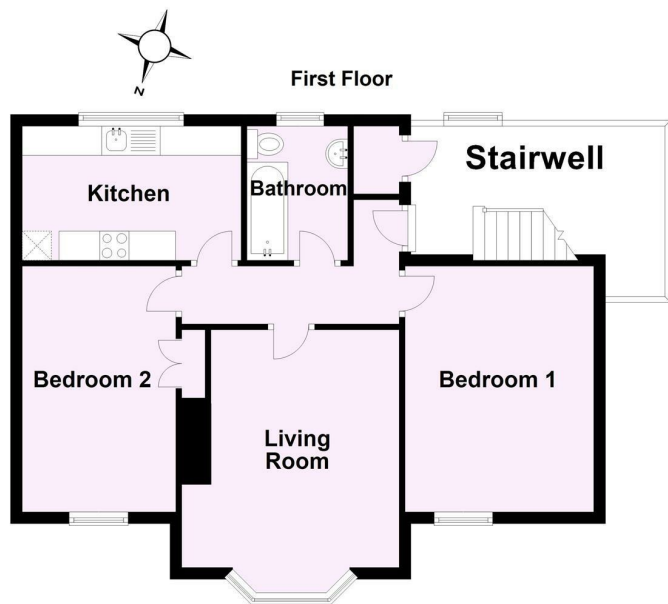
Annual Service: £262.32



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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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