



HUDSON
MOODY

19 Langley House Dodsworth Avenue, York YO31
7TR

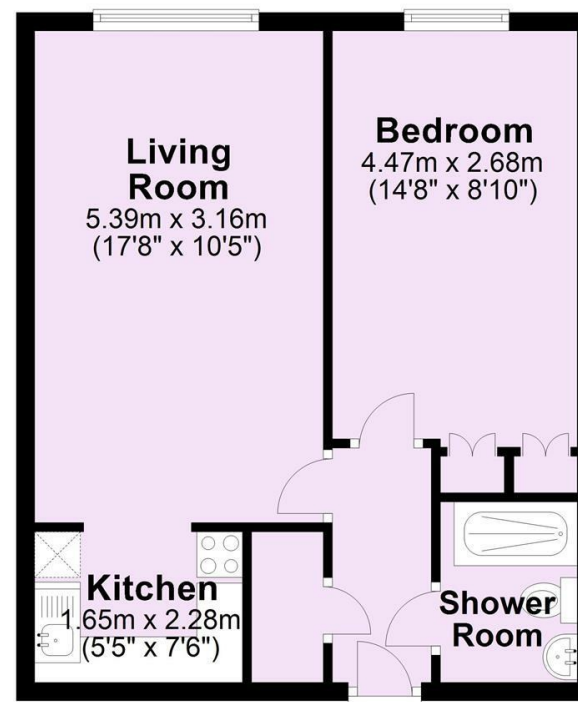
A well presented, **PURPOSE BUILT, FIRST FLOOR APARTMENT**, restricted to the over 55s, in a popular location close to York city centre.

- Spacious Living/Dining Room
- Recently Decorated and Re-Carpeted
- Master Bedroom with Storage
- Shower Room
- Communal Laundry Room
- Resident's Lounge
- Off Street Parking Available
- Close to City Centre
- No Onward Chain
- Convenient bus route to local shopping park

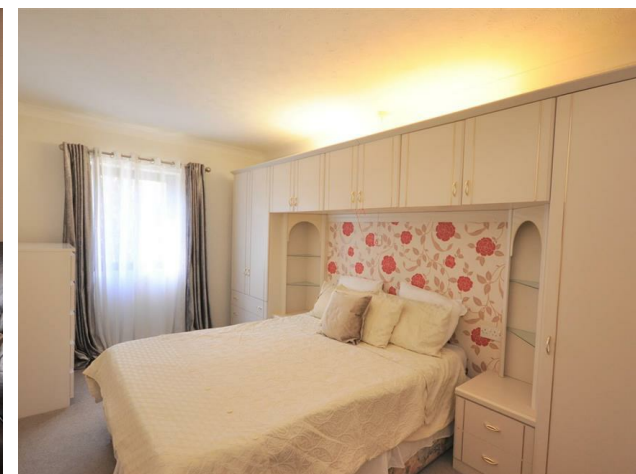
Guide Price £80,000

Tenure: Leasehold

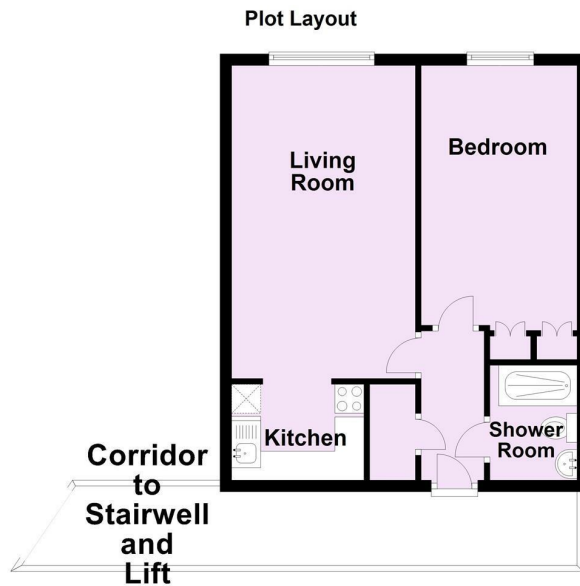
First Floor
Approx. 42.5 sq. metres (457.4 sq. feet)



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
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.
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