

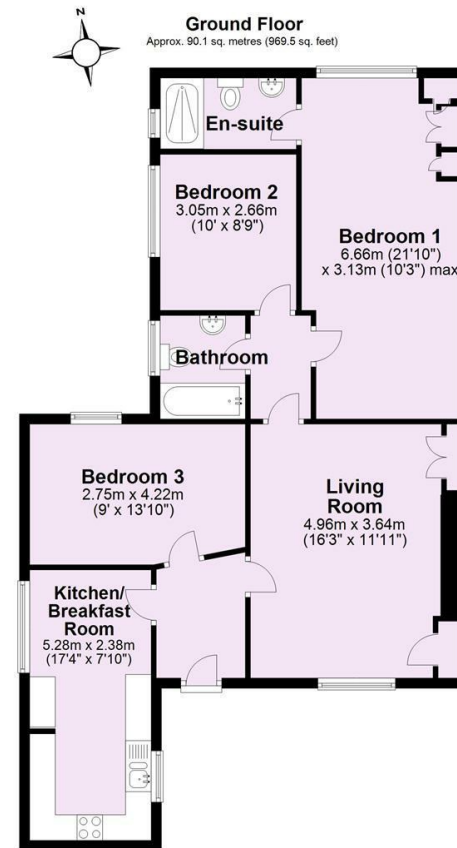


HUDSON
MOODY

1 Aldersyde House Old Moor Lane, Aldersyde, York
YO24 1QR

A BEAUTIFULLY PRESENTED, SPACIOUS GROUND FLOOR APARTMENT forming part of the historic Aldersyde House built in the 1800's. Enjoying mature communal gardens, orangery and allocated parking. Situated in an enviable location, off Tadcaster Road providing easy access to the city centre and outer ring road.

- **Ground Floor Apartment with Private Entrance**
- **Historic Grade 2 Listed Period House with Excellent Communal Facilities**
- **Refurbished Throughout**
- **Three Double Bedrooms, Master En-Suite**
- **Breakfast Kitchen**
- **House Bathroom**
- **External Storage Areas**
- **Extensive Communal Gardens and Orangery**
- **Internal Secondary Glazing Throughout**
- **Designated Parking and Further Visitors Spaces Available**



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

Guide Price £365,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: D

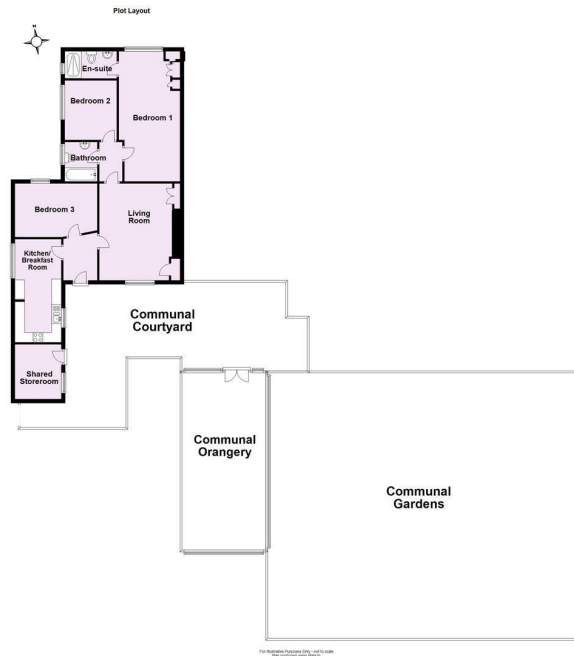
Lease Years Remaining: 120

Service Charge: £129 PCM (reviewed annually)

No Ground Rent







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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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