



HUDSON  
MOODY

15 Aldreth Grove, York YO23 1LB

## 15 Aldreth Grove

Approximate Gross Internal Area = 107.1 sq m / 1152 sq ft

An immaculate, forecourted period terrace home with three double bedrooms. Situated on Aldreth Grove, lying just off Bishopthorpe Road

- An Envidable Location A Few Steps from Rowntree Park
- Timeless Décor Throughout and An Abundance of Period Features
- Beautifully Appointed Living Room with Plantation Shutters
- Dining Room with Alcove Storage and Ornamental Fire Place
- Kitchen with Range Cooker and Built in Appliances
- Three Double Bedrooms
- First Floor Contemporary Bathroom with Free Standing Bath and Separate Shower
- Separate WC with Utility Area
- Indian Stone Courtyard Garden with Storage Shed and Raised Planters
- A 10 Minute Walk of the Much Acclaimed Bishopthorpe Road Shops, Bakery and Restaurants

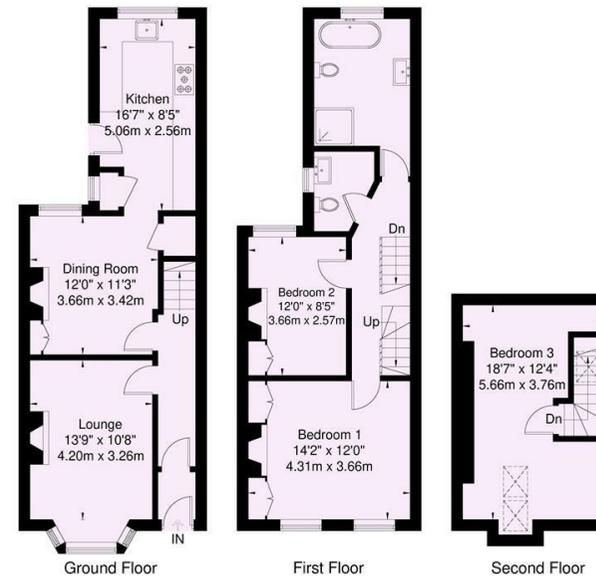


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

**Guide Price £575,000**

**Tenure: Freehold**

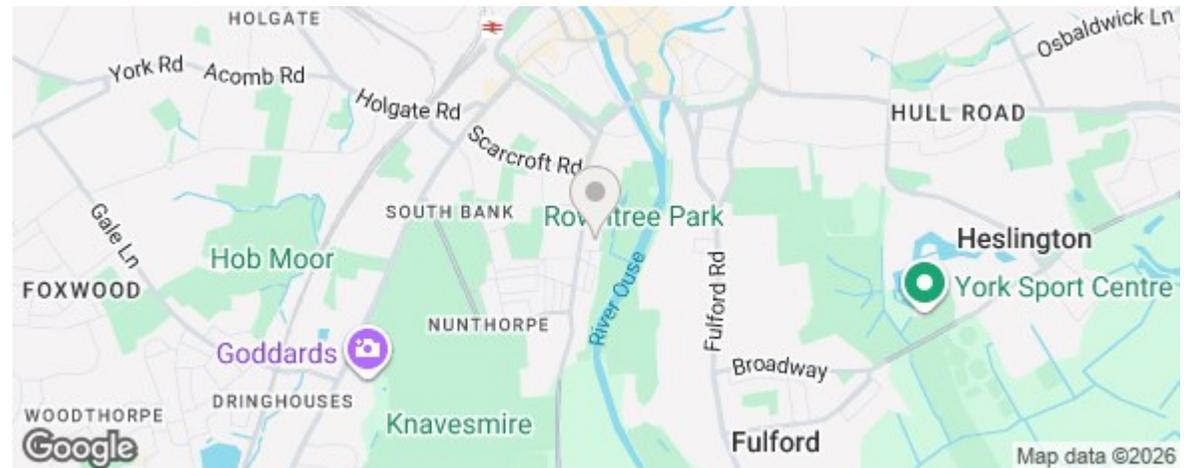
**Council Tax Band: C**







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	83
<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.
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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