



Hudson Quarter  
Toft Green, York  
YO1 6AD

£325,000



Offered with no onward chain and finished to an outstanding standard throughout, this beautifully presented two-bedroom ground floor flat offers the perfect blend of contemporary style and city-centre convenience. With its private entrance and high-quality finish, the property provides both comfort and exclusivity right in the heart of York.

The spacious open-plan kitchen, dining, and living area creates a modern and inviting space ideal for both relaxing and entertaining. The sleek, fully fitted kitchen features premium fixtures and fittings, while the generous living area benefits from natural light and a seamless layout.

Accommodation comprises two double bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom finished to the same impeccable standard.

Perfectly located, the property sits within Hudson Quarter, just a stone's throw from York Train Station and within easy walking distance of the Minster, city walls, and an array of shops, restaurants, and amenities.

**PART EXCHANGE AVAILABLE** (subject to terms and conditions)

Current Service Charge pa (note 2025 – 2026 budget not set yet)

Waverley £2,280 (building)

Estate £ 1,300 (concierge and grounds)

Insurance £700 (building not contents)

Ground Rent £250

246 years remaining

Council Tax Band D



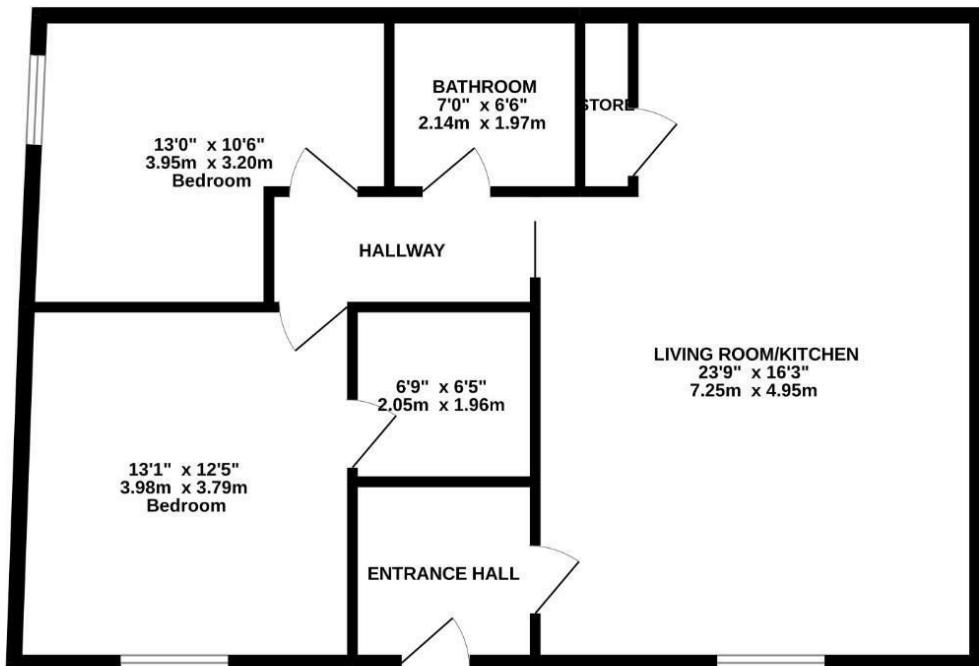


# Hudson Quarter Toft Green, York YO1 6AD

Leasehold  
Council Tax Band - D

- Entrance Hall
- 2 Bathrooms
- Corner Position
- 2 Double Bedrooms
- Separate Entrance
- 888 sq ft
- EPC B

GROUND FLOOR  
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA: 888 sq.ft. (82.5 sq.m.) approx.

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