



HUDSON
MOODY

3 Waverley Hudson Quarter, Toft Green, York YO1 6HP



****Fully Complete and Available to View** A UNIQUE, dual aspect, GROUND FLOOR apartment, located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station.**

Located on the ground floor, this two bedroom apartment offers spacious and flexible living, with own private entrance from the landscaped courtyard gardens. The inner hallway, with cupboard housing a washer/dryer leads into the huge open plan living/dining/kitchen space. The apartment features engineered oak flooring, coffered ceilings and media wall allowing for differentiation between areas if desired. An area has been carefully planned to include a built in desk and large storage unit. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff Appliances and sink with waste disposal. A breakfast bar island offers additional storage and a useful seating area. The luxuriously carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off the bedroom. The second double bedroom, again boasts plush carpeting and a range of fitted wardrobes. The generous house bathroom, like the en-suite, boasts a mirrored vanity storage unit and heated towel rail. Both bedrooms have lovely fitted walnut display/bookcase units. The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bicycle store and 7 day a week concierge



Accommodation:

- Impressive Two Bedroom Groundfloor Apartment
- Spacious, Flexible, Living Space
- Built In Walnut Desk with Large Storage Unit In The Living Area
- Fitted Kitchen with Integral Neff Appliances
- Master Bedroom With En-Suite Shower Room
- Secure Development in Envidable Location within City Walls
- Parking Available To Purchase
- Communal Gardens With Out Door Workspace
- Concierge 7 Day A Week

Price £495,000

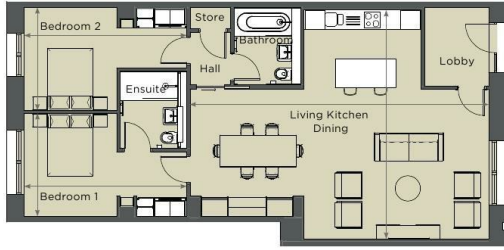
Tenure: Leasehold





HQ
TWO BEDROOM APARTMENT

Type 7



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	9.4 x 7.2	30'10" x 23'7"
Bedroom 1	5.1 x 3.2	16'8" x 10'5"
Bedroom 2	5.1 x 3.25	16'8" x 10'7"
Bathroom	1.8 x 2.4	5'10" x 7'10"
Ensuite	1.8 x 2.4	5'10" x 7'10"

Layout and dimensions shown are typical.

IMPORTANT INFORMATION:
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HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 | sales@hmyork.com

HUDSONQUARTERYORK.COM



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**58 Micklegate
York
North Yorkshire
YO1 6LF**

01904 650650