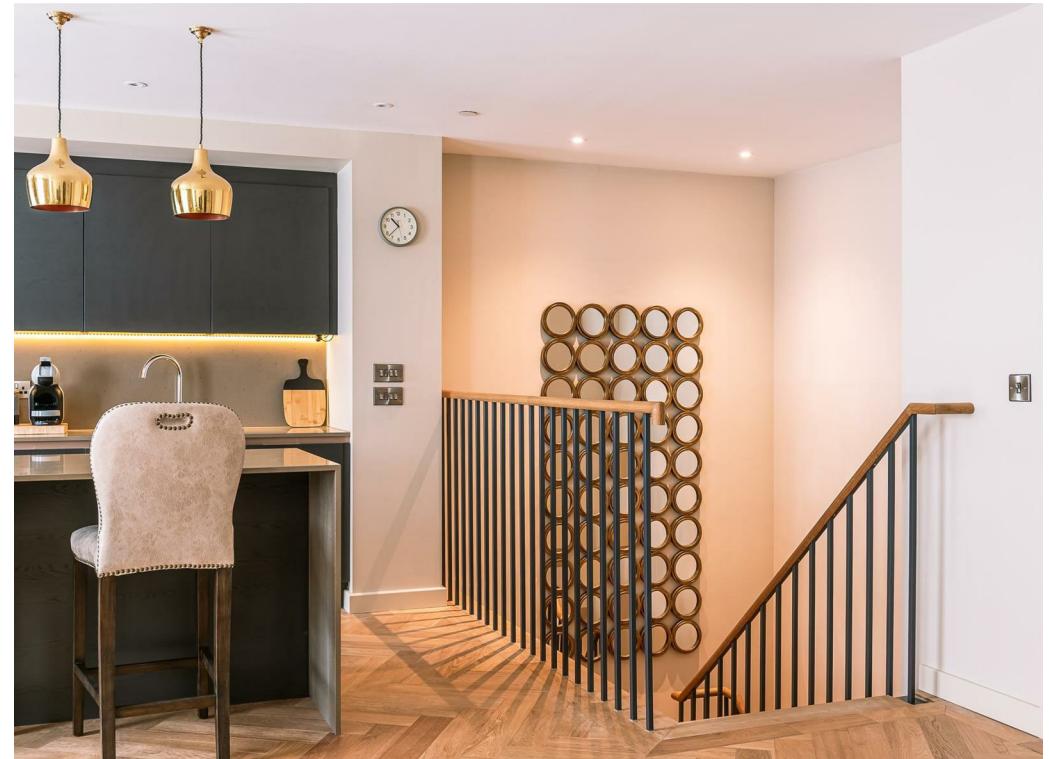




HUDSON
MOODY

15 Kings Hudson Quarter, Toft Green, York YO1 6AE



Unique TWO BEDROOM DUPLEX apartment, beautifully decorated throughout, located in an ENVIALE LOCATION within York city walls and extremely close YORK RAILWAY STATION making it perfect for owner occupiers or investors.

This stunning duplex apartment, in an award winning development, has been completed to the highest specification and enjoying views towards Toft Green and the Micklegate Quarter beyond. This two bedroom apartment is situated over two floors and reached either by communal stairs or lift.

The stylish open plan living/dining area features engineered oak flooring throughout, the contemporary kitchen boasts energy efficient, quality integrated Neff appliances, silestone worktops and matching splashbacks, an integrated sink has a waste disposal unit and drainer. The kitchen area also features a bespoke island with feature lighting above, breakfast bar and units under. There is a guest cloakroom on this floor.

A striking engineered oak open staircase takes you to the lower floor with useful store cupboard, spacious hallway and two double bedrooms with carpeted finish and integrated, internally illuminated, wardrobes. The spacious shower room is fully tiled with mirrored vanity unit and a thermostatically controlled heated towel rail.

The property is able to take full benefit of the landscaped communal gardens with outside seating and work area and is perfectly located for easy access to the city centre and railway station.

This property includes all the bespoke window dressings and light fittings.

The apartment has been successfully run as a short term let with an annual NET income of £26,000. A secure electric car parking space is included with this property.



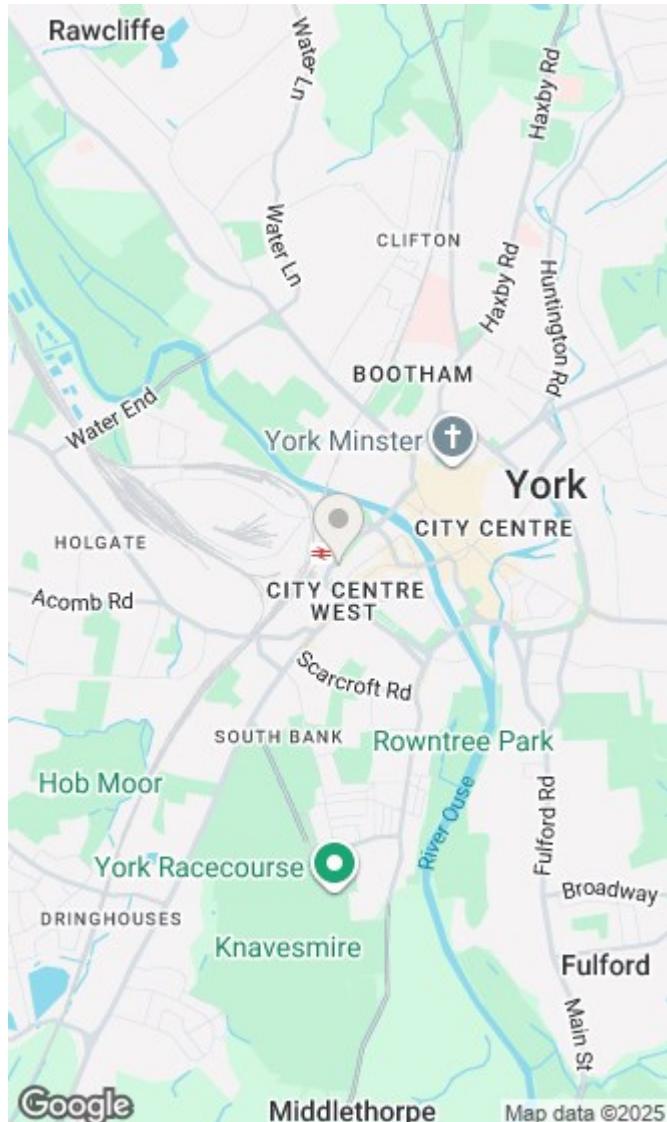
Accommodation:

- Exceptional Duplex Apartment with Parking
- Fabulous Location Inside the City Walls
- Open Plan Living/Dining Area
- Bespoke Kitchen With Island
- Two Double Bedrooms
- Fully Tiled Shower Room
- Guest Cloakroom
- Underfloor Heating Throughout
- Concierge Service Seven Days A Week
- Spectacular Communal Gardens

Guide Price £495,000

Tenure: Leasehold





HQ TWO BEDROOM DUPLEX APARTMENT

Type 23

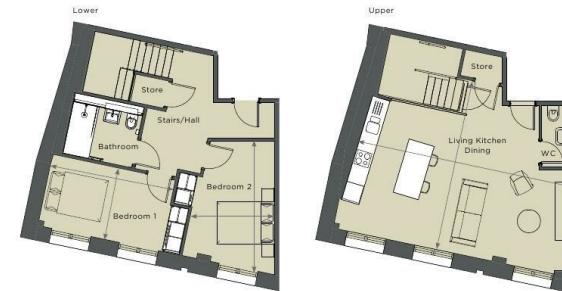
DIMENSIONS	Metric	Imperial
Living	7.35 x 5.9	24'1" x 19'4"
Kitchen	4.25 x 2.45	13'11" x 8'0"
Dining	2.85 x 4.35	9'4" x 14'3"
Bedroom 1	2.4 x 3.6	7'10" x 11'8"
Bedroom 2	2.4 x 3.6	7'10" x 11'8"
Bathroom	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, or part of one. The information given is without responsibility on the part of the agents, sellers or lessors and is for guidance only. It is not necessarily a comprehensive description of the property and it does not constitute part of an offer or contract. It is not a statement of representation or warranty in relation to this property. We have not carried out a detailed survey, nor tested the services, appliances or fittings at the property. You should not rely on the information given and must satisfy yourself that the measurements and distances are approximate only. Any reference to alterations, use or丈量 or use does not mean that any necessary planning permission, building regulation or other consent has been obtained. The VAT position relating to the property may change without notice. All specifications are subject to change.

HUDSON QUARTER TOFT GREEN YORK
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HUDSONQUARTERYORK.COM



Lower

Approx. 45.9 sq. metres (493.6 sq. feet)



11pp

Upper



For Illustrative Purposes Only - not to scale
Plan produced using PlanIt

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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