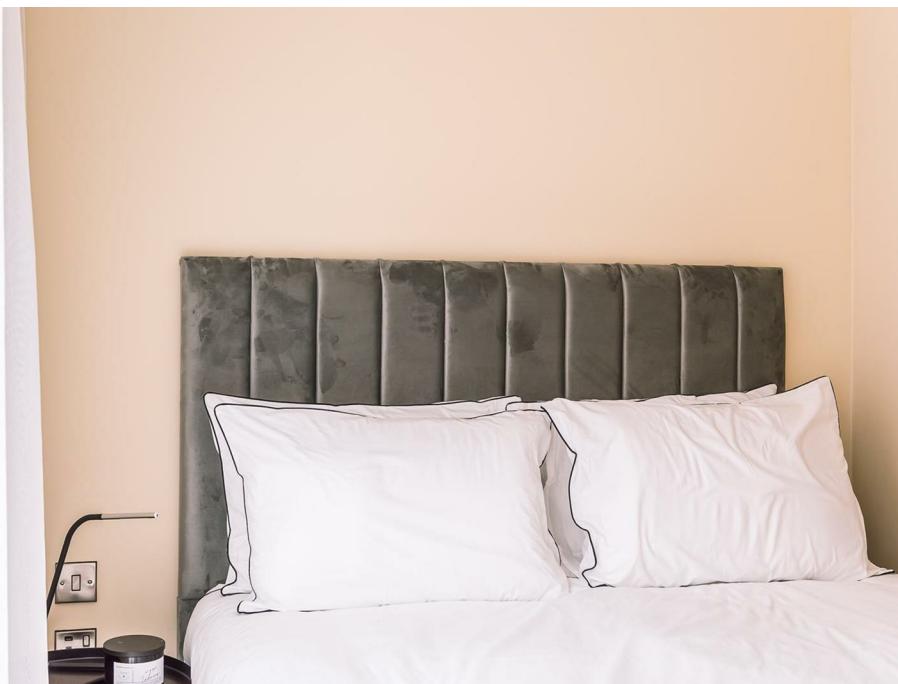




HUDSON
MOODY

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



LAST REMAINING DUPLEX

A SUPERB, spacious TWO BEDROOM DUPLEX APARTMENT located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station.

Located on the first and second floor, this two bedroom apartment offers spacious and flexible living over two floors. A lift, or stairs, takes you the second floor and into the generous, open plan living/dining area. The engineered oak flooring entices you into the space and mirrors the quality of the specification throughout. Double windows offer views at street level and create a feeling of light and space. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area. In addition there is a generous storage/cloaks cupboard and WC. An impressive open plan staircase, with double height wall, leads to the lower floor. The fully carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off. The second, double bedroom, again boasts a range of fitted wardrobes. A handy store cupboard in the lower hallway houses the washer dryer. The generous house bathroom, like the en-suite, boasts a mirrored vanity storage unit and heated towel rail. 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 bike store and 7 day a week concierge service.

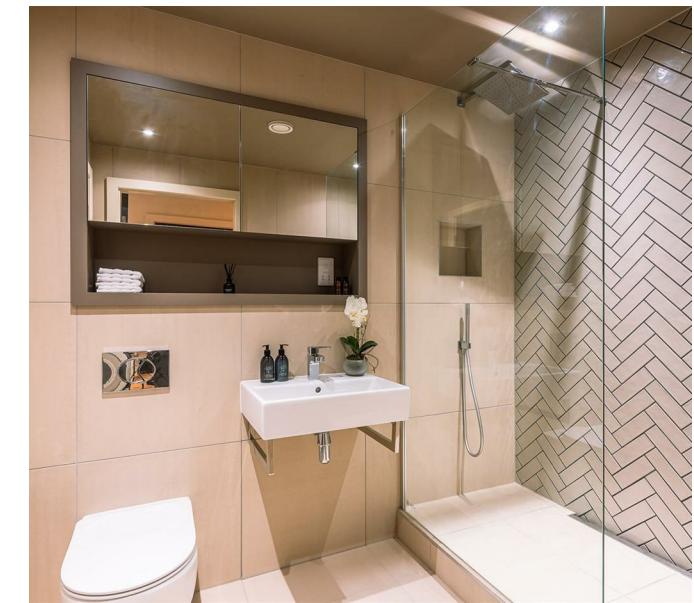


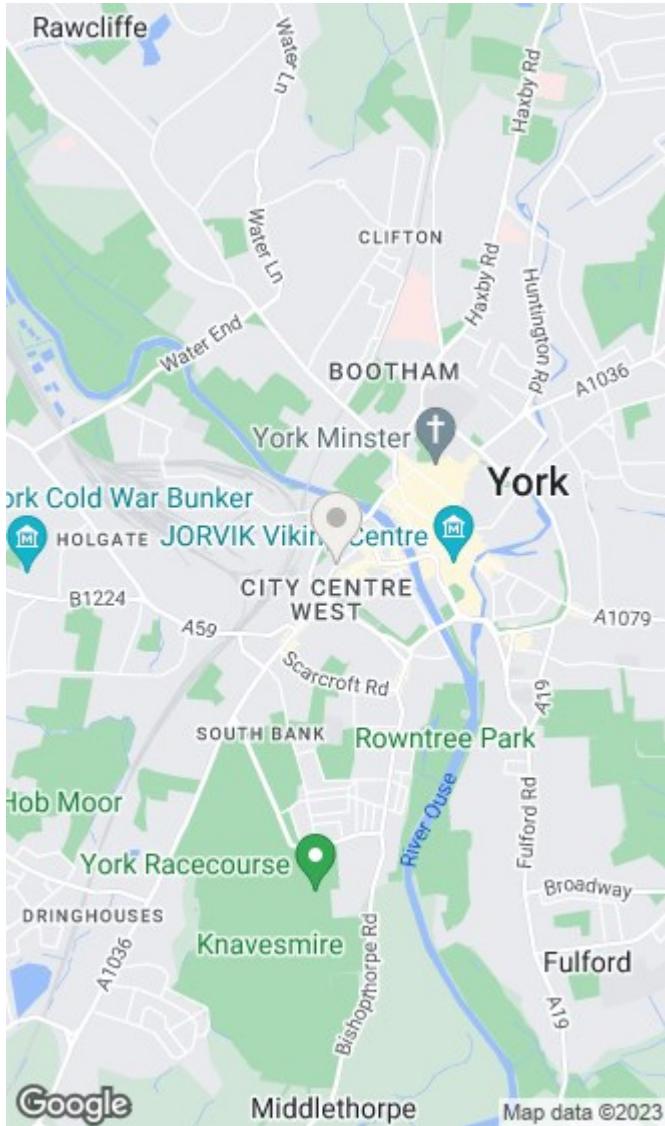
Accommodation:

- Impressive Two Bedroom Duplex Apartment
- Spacious, Flexible, Living Space
- Fitted Kitchen with Integral Neff Appliances
- Holiday Lets Permitted
- Master Bedroom En-Suite
- Second Double Bedrooms
- House Bathroom and Separate WC
- Parking Available To Purchase
- Secure Development in Enviable Location within City Walls
- Stunning, Private, Communal Gardens

Price £395,000

Tenure: Leasehold





HQ
TWO BEDROOM DUPLEX APARTMENT

Type 13



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	6.7 x 5.4	21'11" x 17'8"
Bedroom 1	3.2 x 4.25	10'5" x 13'11"
Bedroom 2	3.4 x 3.9	11'1" x 12'9"
Bathroom	1.8 x 2.4	5'10" x 7'10"
WC	2.05 x 0.95	6'8" x 3'1"

Layout and dimensions shown are typical

IMPORTANT INFORMATION
Our property particulars do not represent an offer or contract, parts of one. The vendor does not warrant or guarantee and you should rely on the information as being fairly accurate. You are advised to conduct your own survey and we would be pleased to provide further information. We strongly advise you to seek professional advice before committing to any purchase. Measurements are approximate in their employment in drawing as they have been authentically taken from the property. Hudson Moody have not tested the services, appliances or fittings at the property. We have not tested any services, equipment or facilities mentioned in these particulars. Measurements and distances are approximate only. Any reference to alterations or use does not mean they are necessary planning permission, building regulation or any other consent required. The vendor reserves the right to alter the property, may change without notice. All specifications are subject to change.



HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@heyork.com

HUDSONQUARTERYORK.COM



IMPORTANT NOTICE

- 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.
- 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.
- Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
- 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.
- 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.

**HUDSON
MOODY**

58 Micklegate
York
North Yorkshire
YO1 6LF

01904 650650