



HUDSON  
MOODY

12 The Walk Holgate Road, York YO24 4EL



A desirable TWO BEDROOM APARTMENT set in a stunning contemporary gated development close to York's railway station and the city centre.

This first floor apartment is situated off a closed corridor and spacious landing. The well-designed accommodation offers a distinctly modernist vibe.

The hall leads into a generous open-plan living room, with an area for both sitting and dining. The fitted kitchen incorporates an integral dishwasher, washer/dryer, electric cooker with extractor fan over and large fridge/freezer. There are two double bedrooms and bathroom with white suite and large walk-in shower cubicle.

The Walk is a superior contemporary development set inside an urban orchard just outside the City walls. Standing next to a pedestrian entrance for York's iconic railway station, this well-managed, gated building was completed in 2016, with a 250-year lease in place.



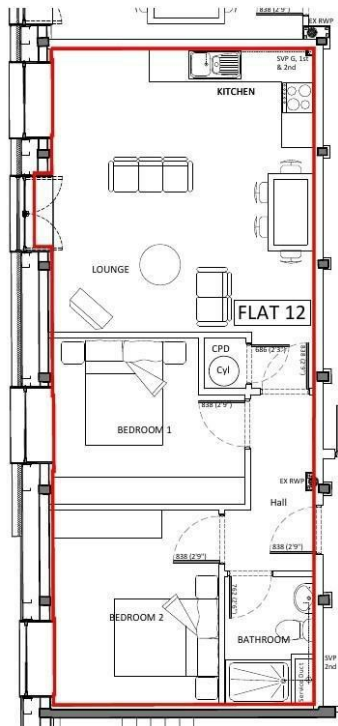


- Modern First Floor Apartment
- Open Plan Living/Dining Area
- Fitted Kitchen
- Two Double Bedrooms
- Spacious Shower Room
- Available Fully Furnished if Required
- Enviaible Location
- No Lease Restrictions
- Suited to a CASH buyer
- Service Charge: £823.48 pa Ground Rent: £311.87 pa

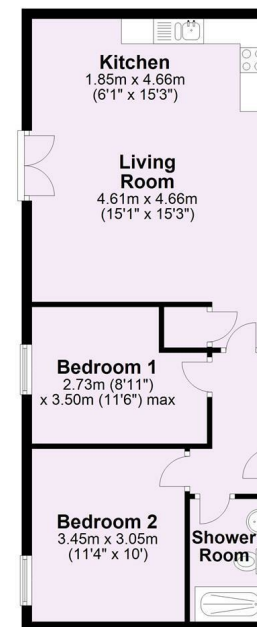
**Guide Price £195,000**

Tenure: Leasehold

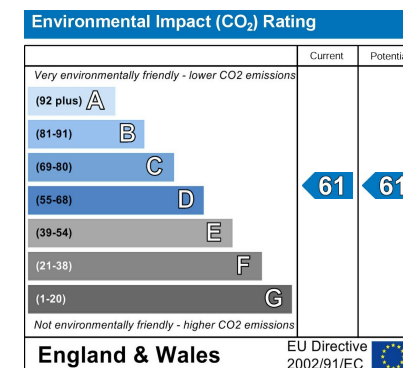
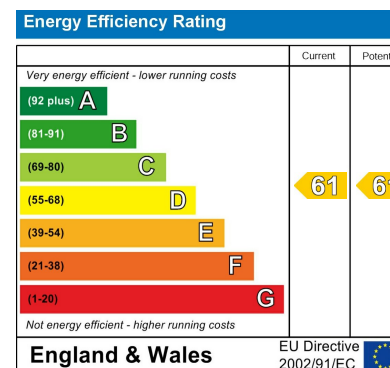




**Apartment 12**  
Approx. 56.0 sq. metres (602.8 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



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#### IMPORTANT NOTICE

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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.
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