



HUDSON
MOODY

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



ONE of TWO remaining TWO BEDROOM apartments of this type in this SUSTAINABLY BUILT development within YORK CITY WALLS offering a FLEXIBLE LIVING SPACE and access to communal gardens.

Completed to the highest specification and enjoying views towards Toft Green and the Micklegate Quarter beyond, this fourth floor apartment is reached either by communal stairs or lift. The entrance hallway with store cupboard, provides access to the stylish open plan living/dining area. The contemporary kitchen boasts energy efficient, quality integrated Neff appliances, quartz stone worktops and matching splashbacks, and integrated sink with waste disposal unit and drainer. A quartz stone topped island with breakfast bar cleverly divides the space. A sliding door provides opens onto a Juliette balcony giving the apartment a feeling of light and space.

The master bedroom, with en-suite shower room, is fully carpeted and is fitted with internally illuminated wardrobes. The second, double bedroom, is similarly carpeted and also includes fitted wardrobes. The separate bathroom is fully tiled with shower over the bath, mirrored vanity unit and thermostatically controlled heated towel rail.

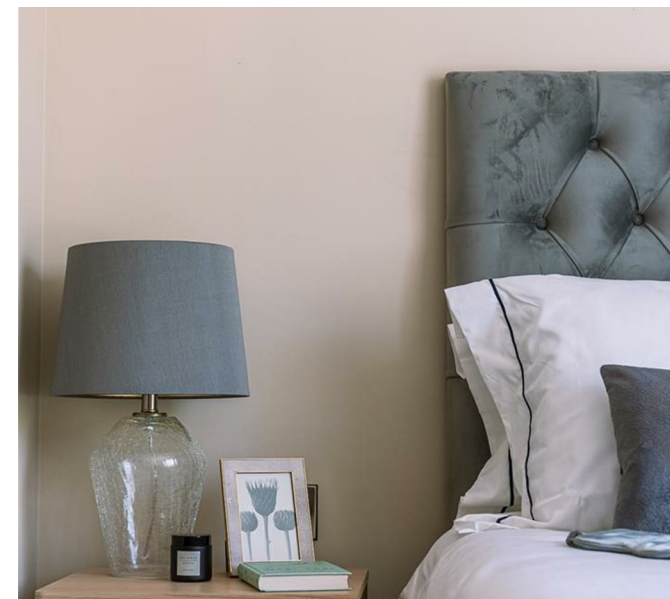
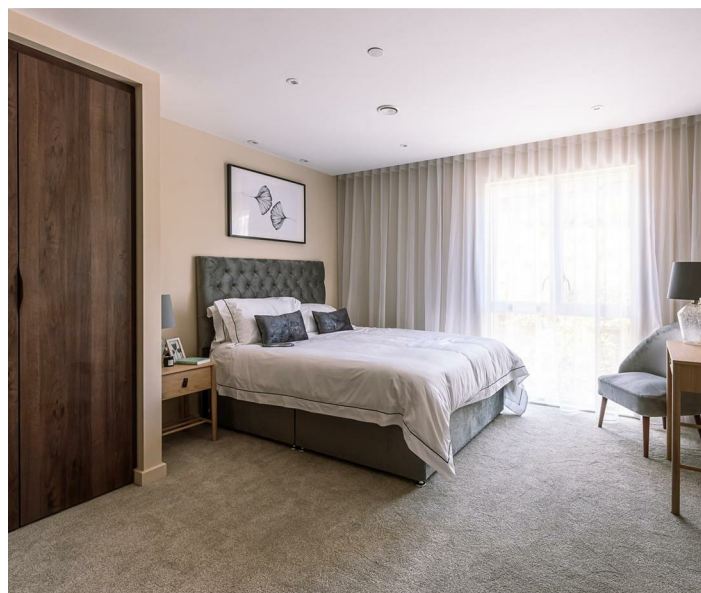


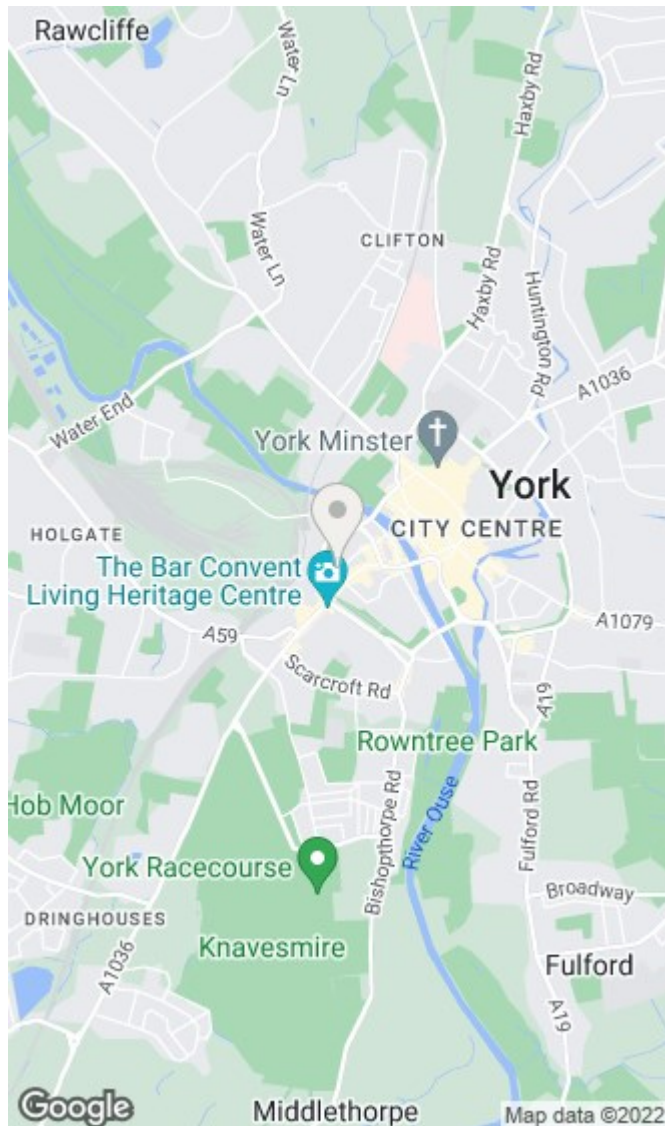
Accommodation:

- ONE of Two remaining Apartments of this Type
- Open Plan Living/Dining/Kitchen Area
- Integral Neff Appliances
- Double Bedroom En-Suite
- Second Double Bedroom
- Stylish Tiled Bathroom
- South East Facing Juliette Balcony
- Excellent Central Location

Price £455,000

Tenure: Leasehold





HQ
TWO BEDROOM APARTMENT



Type 4d

DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.0 x 6.4	13'1" x 20'11"
Bedroom 1	3.25 x 4.2	10'7" x 13'9"
Bedroom 2	3.75 x 3.1	12'3" x 10'2"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

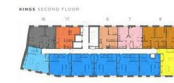
IMPORTANT INFORMATION

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 agent, seller(s), or lessor(s) and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Lees LLP at Hudson Maddy nor anyone in their employment or acting on their behalf has authority to make any 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. The artist's impression and plans are for representation only. The areas measurements and distances are approximate only. Any reference to alterations 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
+44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM



HQ

HUDSON QUARTER
YORK

HUDSONQUARTERYORK.COM

HUDSON
MOODY

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.

58 Micklegate
York
North Yorkshire
YO1 6LF

01904 650650