

**Apartment 5 Kirk House Mill Mount, York YO24 1AG**



An immaculate, two double bedroom duplex apartment with secure allocated parking. Situated in an enviable location off The Mount on Tadcaster Road, perfectly positioned for easy access to York Railway Station, excellent local schools and the City Centre.

- **Modern Duplex Apartment Within a Prestigious Development**
- **Highly Sought After Area**
- **High Specification Throughout Including Under Floor Heating**
- **Open Plan Living , Dining, Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **Walk in Wardrobe**
- **Separate WC and House Bathroom**
- **Full Fibre Broadband and Sky Q Ready**
- **Conveniently Located for Scarcroft Primary School, All Saints RC School and Millthorpe Academy**

**Guide Price £395,000**

**Tenure: Leasehold**

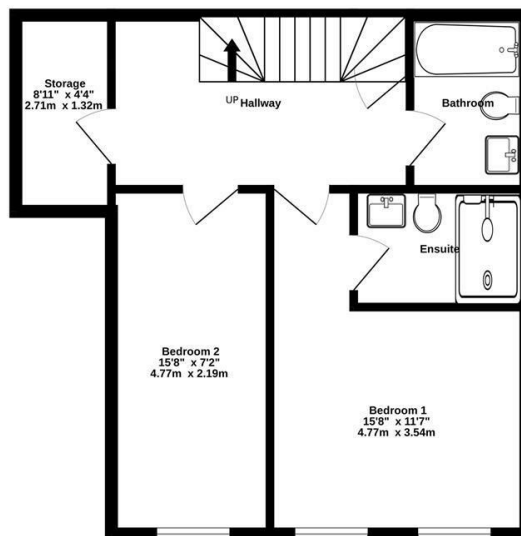
**Council Tax Band: D**

Lease Term 999 Years (years remaining 996)

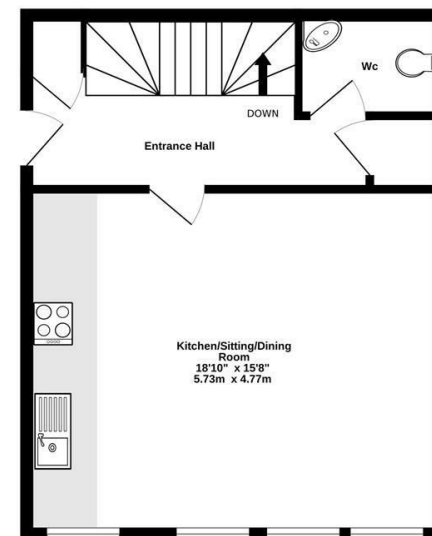
Service Charge: £2400 PA (Reviewed Annually)

Ground Rent: £250 PA Fixed for lease term

LOWER GROUND  
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

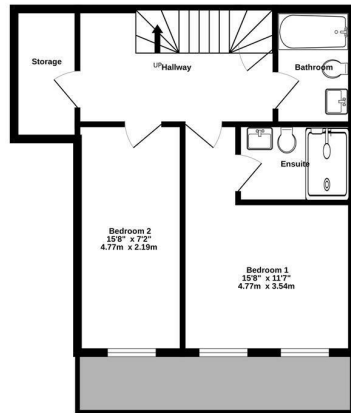
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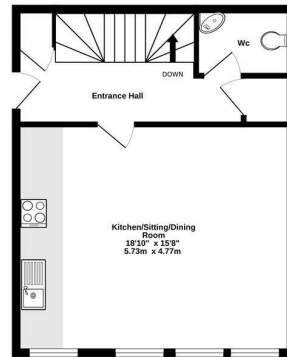




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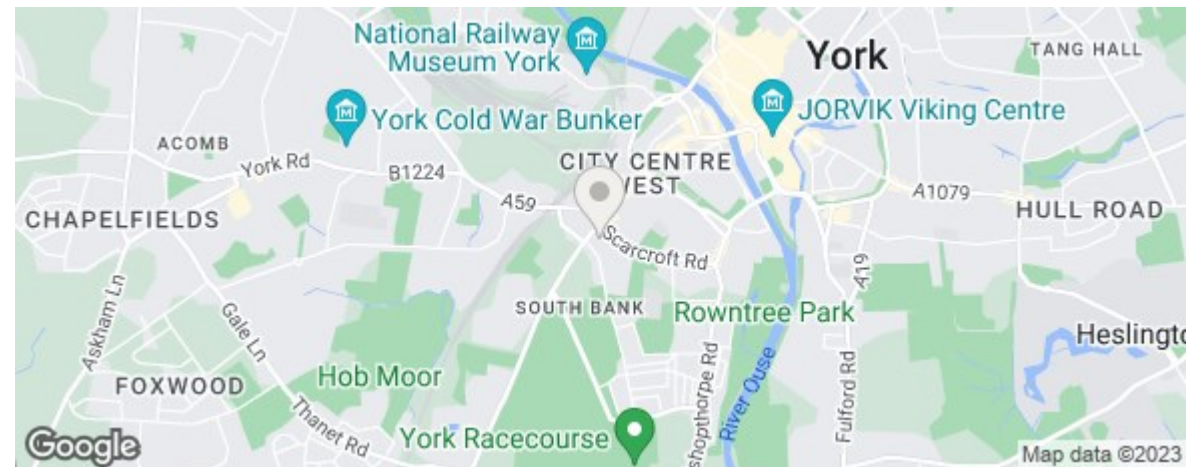


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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.

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