



6 Waverley Hudson Quarter, Toft Green, York YO1 6AD







An IMPRESSIVE first floor, CORNER APARTMENT, with BALCONY, situated in the heart of York with easy access to the train station and city centre. **FULLY COMPLETE AND AVAILABLE TO VIEW**

Located on the first floor, this spacious two bedroom apartment has been completed to the highest standard and offers flexible city living. A lift or stairs takes you to the first floor and into the spacious hallway with recessed shelving, useful storage cupboard and utility cupboard, housing the washer/dryer. The engineered oak flooring entices you into the open plan living/dining/kitchen space. Double windows and a spacious balcony offer striking views of the ancient city walls and create the 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. A freestanding island offers additional storage and a useful seating/dining area.

The luxuriously carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off the bedroom. The second double bedroom, again boasts plush carpeting and a range of fitted wardrobes. The generous house bathroom incorporates 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 bicycle store and 7 day a week concierge.



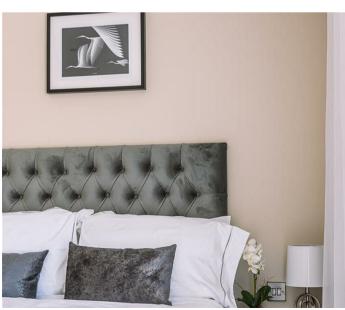
Accomodation:

- Spectacular First Floor Apartment
- Open Plan Living/Dining/Kitchen Area
- Integrated Neff Appliances
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Overlooking The City Walls
- Secure Development With Concierge Service
- Communal Gardens With Outdoor Workspace

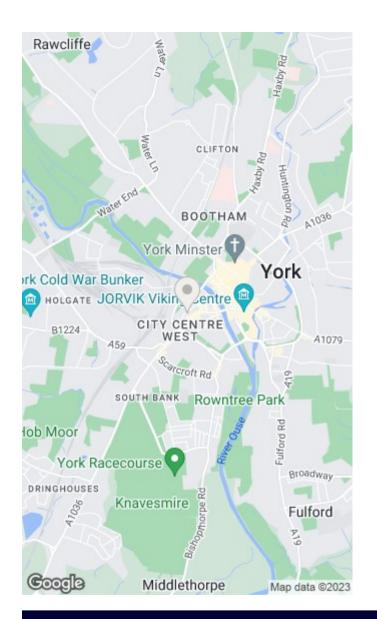
Price £475,000

Tenure: Leasehold

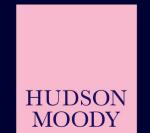












IMPORTANT NOTICE

- 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.
- 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

HUDSONQUARTERYORK.COM

01904 650650