



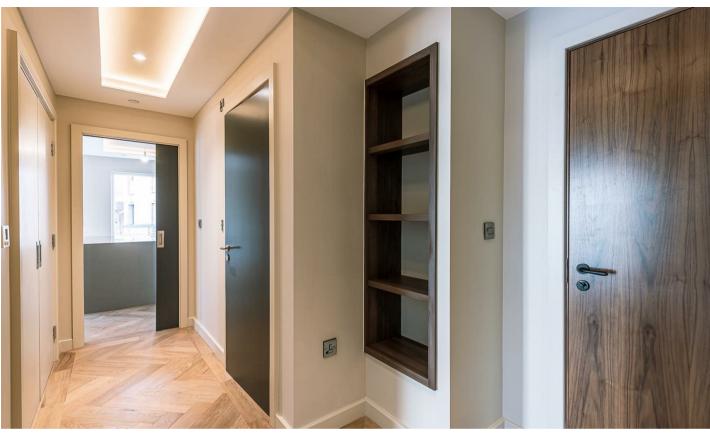
10 Waverley Toft Green, York YO1 6AD







An IMPRESSIVE two bedroom, first floor apartment located in an ENVIABLE LOCATION inside the CITY WALLS and within easy reach of the city centre and RAILWAY station.



Accommodation:

- Impressive Two Bedroom Apartment
- Fully Fitted Kitchen with Integral Appliances
- Open Plan Living/Dining Area
- · Master Bedroom En-Suite
- Second Double Bedroom
- House Bathroom
- Secure Entryphone System and Concierge
- Enviable Location Inside the City Walls with Excellent Access to the city and Railway Station
- Ready for Immediate Occupancy on Completion
- Part Exchange Available Subject to Affects In Excess Of £400,000

Tenure: Leasehold













DIMENSIONS	Metric	Imperial
Living Kitchen Dining	4.1 x 7.3	13'5" x 23'11'
Bedroom 1	3.7 x 4.2	12'1" x 13'9"
Bedroom 2	3.4 x 3.4	11'1" x 11'1"
Bathroom	2.4 x 1.8	7'10" x 5'10"
Ensuite	1.8 × 2.4	5'10" x 7'10"

IF OBTANT IN FORMATION If property particulars do not represent an offer or canizat, or formation given is without espeniability on the part of the again section and year should not rely on the information as being facture on the property is continued.

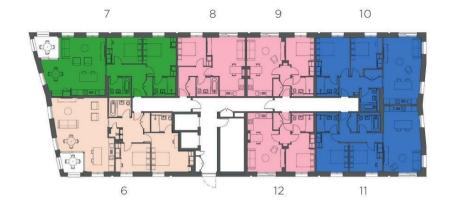
about the property, its condition or its value. Norther Carter Jonas LTC or Hedson Manaby rar anymon in their amplipment or acting on their behalf has authorized to make any representation to warranty in relations to this property. We have no carried end a delation durvey, nor clothing her services, appliances or filting at large property. The artist's impression and plans are for representation only. The are measurements and distances are approximate only, Apr references to altered not or use does not mean that any necessary planning permission, building regular or use does not mean that here about all the VT position relating to the property.



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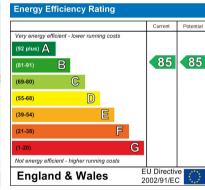


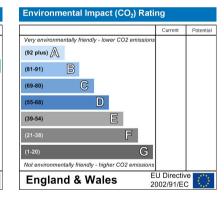
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IMPORTANT NOTICE

- 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.

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