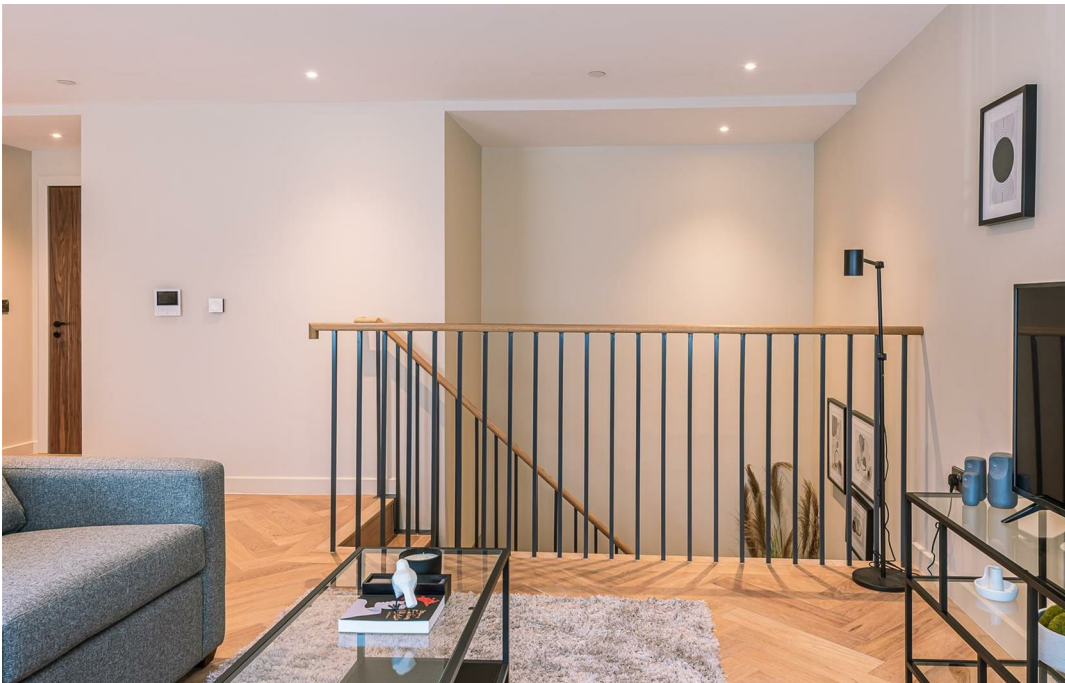




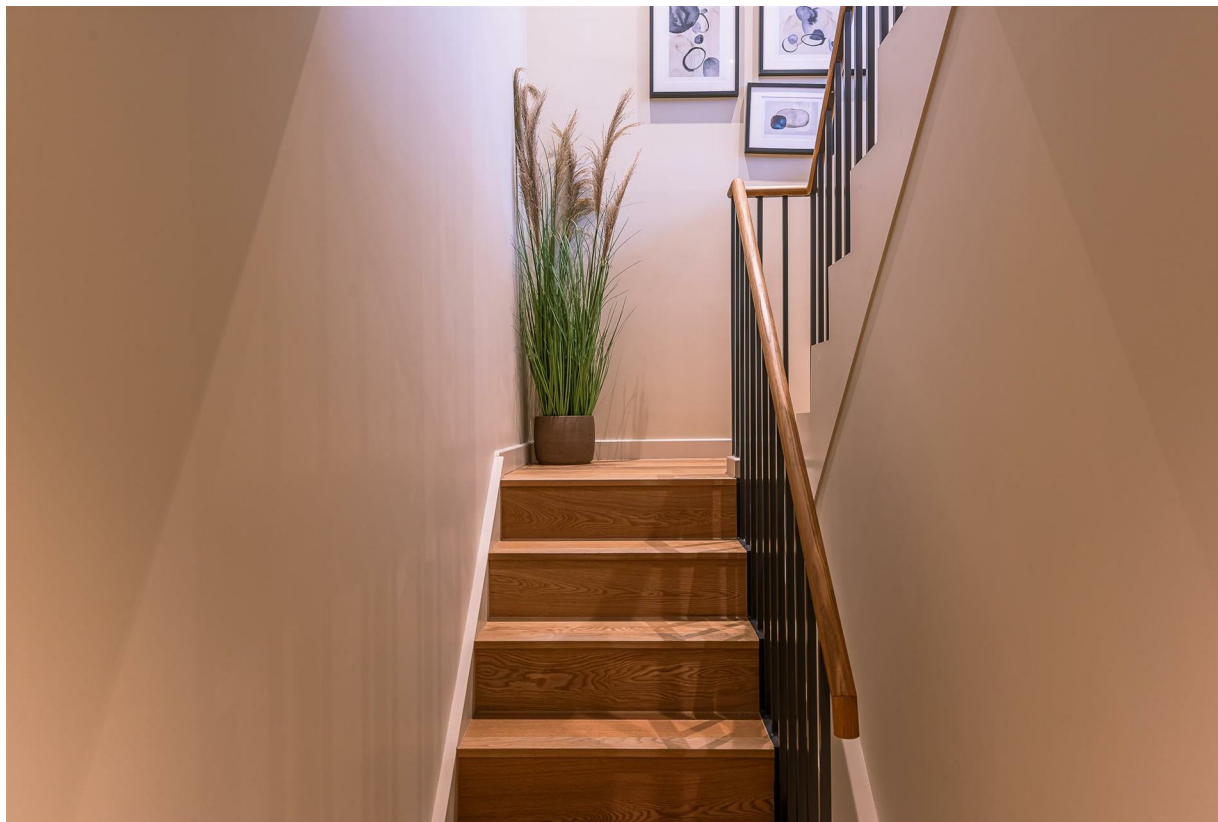
HUDSON
MOODY

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



****AVAILABLE TO VIEW** One of kind, TWO BEDROOM, DUPLEX apartment in an AWARD WINNING development within the YORK CITY WALLS and within extremely close proximity of YORK RAILWAY STATION and CITY CENTRE.**

Completed to the highest specification and enjoying views towards Toft Green and the Micklegate Quarter, this duplex 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 with WC off. The apartment features a contemporary kitchen with energy efficient, quality integrated Neff appliances. The quartz stone worktops and matching splashbacks have integrated sink with waste disposal unit and drainer. In addition there is a bespoke quartz stone topped island with breakfast bar and units under. Stairs lead down to the two double bedrooms, both carpeted, and featuring integrated and internally illuminated wardrobes. The fully tiled shower room has 'Jack and Jill' doors off the bedroom and hallway allowing it to be used as an en-suite or separate shower room. A built in vanity unit provides extra storage and there is thermostatically controlled heated towel rail. This apartment lends itself perfectly as an investment opportunity as short term lets are permitted in this block. The beautifully landscaped, communal garden, with outside work space is an added bonus.

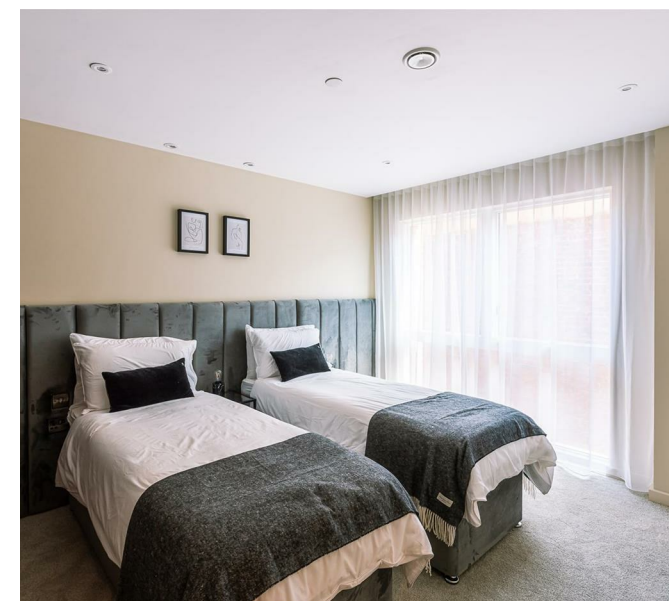


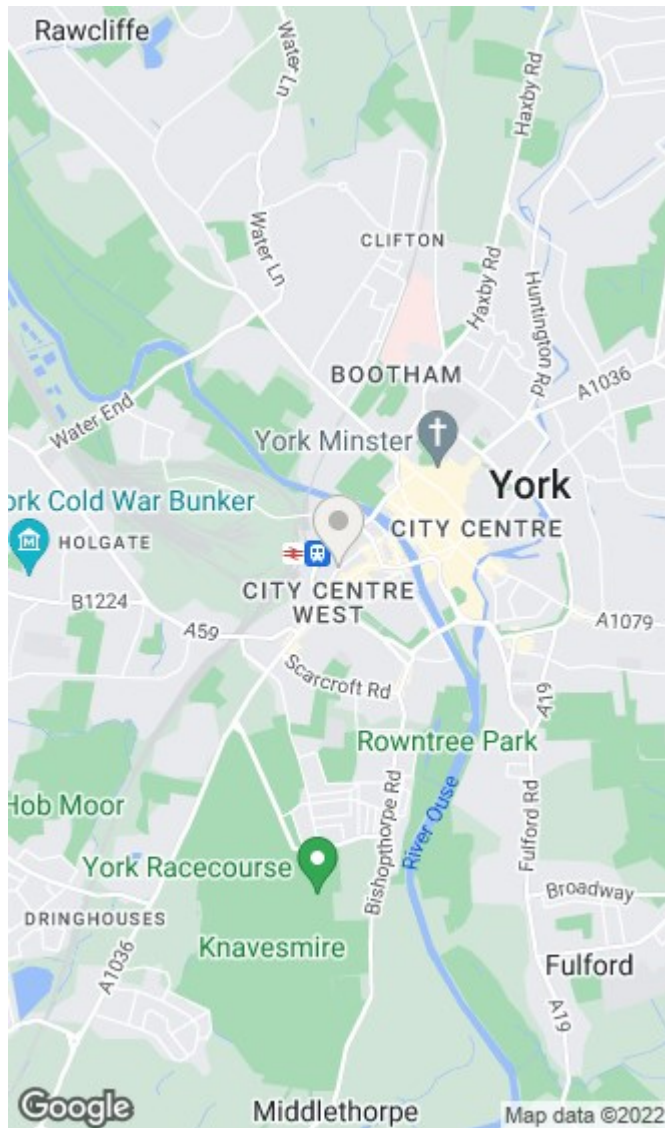
Accommodation:

- Duplex Apartment in New Development
- First/Second Floor
- Open Plan Living/Dining Area
- Bespoke Kitchen
- Two Double Bedrooms
- Spacious Shower Room
- Communal Gardens
- Concierge Service
- Fabulous Location
- Perfect Investment Opportunity

Price £395,000

Tenure: Leasehold





HQ TWO BEDROOM DUPLEX APARTMENT

Type 13a



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	6.7 x 5.4	21'11" x 17'8"
Bedroom 1	3.4 x 3.9	11'1" x 12'9"
Bedroom 2	3.2 x 4.15	10'5" x 13'7"
Bathroom	1.8 x 2.4	5'10" x 7'10"
WC	2.05 x 0.95	6'8" x 3'1"

Layout and dimensions shown are typical

IMPORTANT INFORMATION
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HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@hqm.com

HUDSONQUARTERYORK.COM

HQ KINGS : FIRST FLOOR



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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.
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