

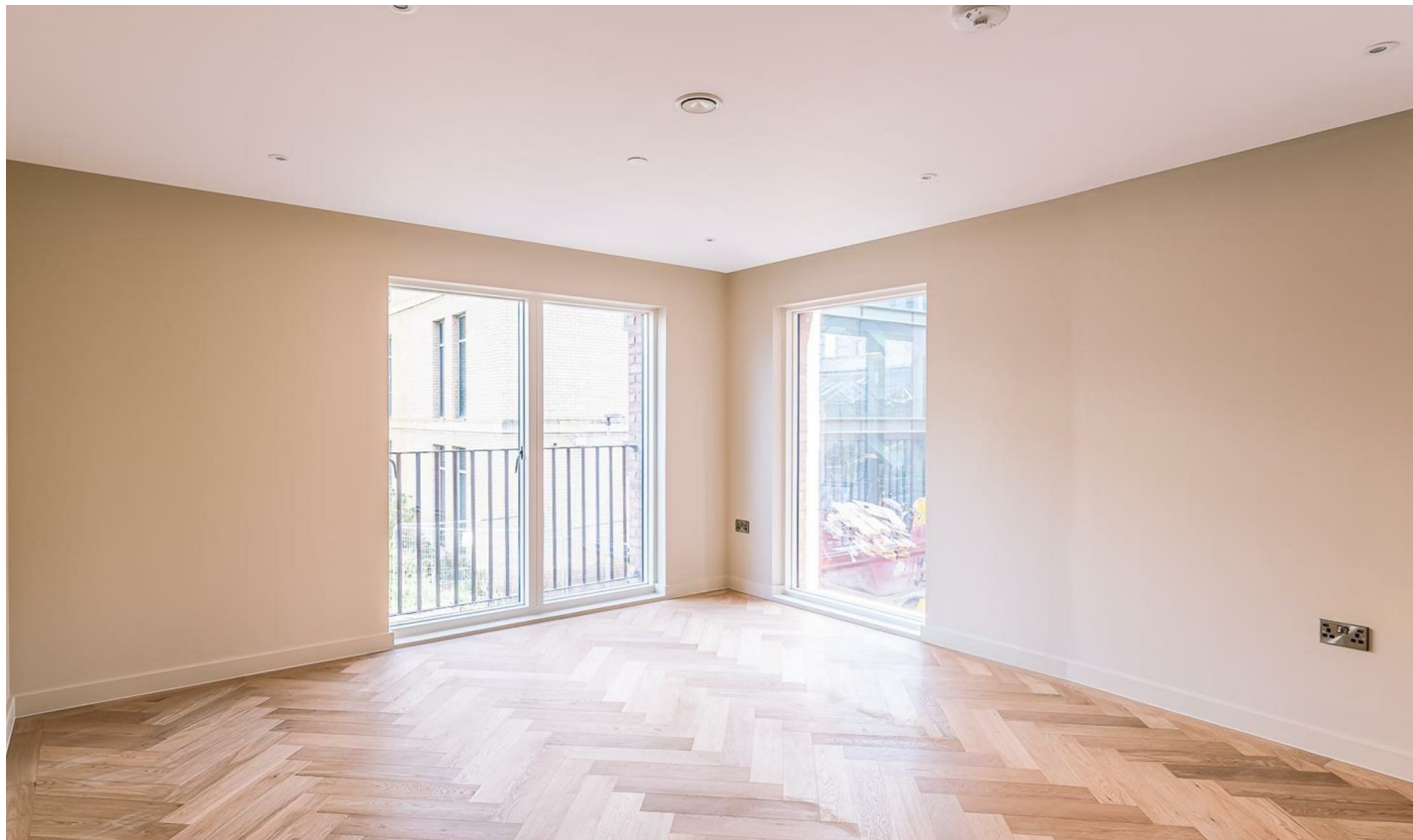


HUDSON
MOODY

17 Waverley Toft Green, York YO1 6AD



A STUNNING SECOND FLOOR two bedroom apartment situated WITHIN the CITY WALLS close to the station and city centre. ****AVAILABLE TO VIEW****



Accommodation:

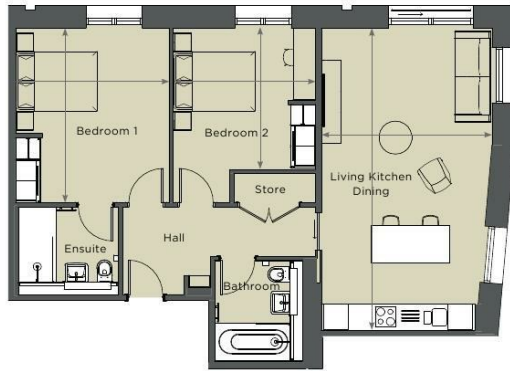
- Impressive Two Bedroom Apartment
- Fully Fitted Kitchen with Integral Appliances
- Open Plan Living/Dining Area
- Master Bedroom En-Suite
- Second Double Bedroom
- House Bathroom
- Secure Entryphone System and Concierge
- Envious Location Inside the City Walls with Excellent Access to the city and Railway Station
- Ready for Immediate Occupancy on Completion
- Part Exchange Available Subject to Offers In Excess Of £425,000

Tenure: Leasehold





TWO BEDROOM APARTMENT



Type 3a

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 x 2.4	5'10" x 7'10"

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 agents, valuers or lessors and you should not rely on the information as being factually accurate about the property, its condition or its value. Neither Carter Jones LLP or Hudson Moody nor anyone in their employment or acting on their behalf has authority to make any representation or warranty in relation to this property, the services carried out a detailed survey, nor tested the services, appliances or fittings at the property. The agent's impression and plans are for representation only. The areas, measurements and distances are approximate only. Any reference to directions or use does not mean that any necessary planning permission, building regulation or other consents has been obtained. The A/E positions relating to the property may change without notice. A/E specifications are subject to change.



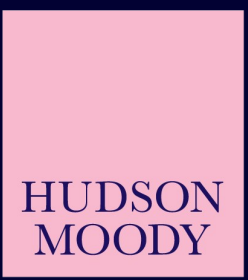
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HUDSONQUARTERYORK.COM



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	85	85
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
	EU Directive 2002/91/EC	



IMPORTANT NOTICE

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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.
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