



HUDSON
MOODY

17 John Walker House Dixons Yard, Walmgate, York
YO1 9SX

A beautifully presented city centre apartment offering over 1750 Sq Ft of accommodation and two secure parking spaces. Situated just off Walmgate, within the city walls enjoying views over the river Foss.

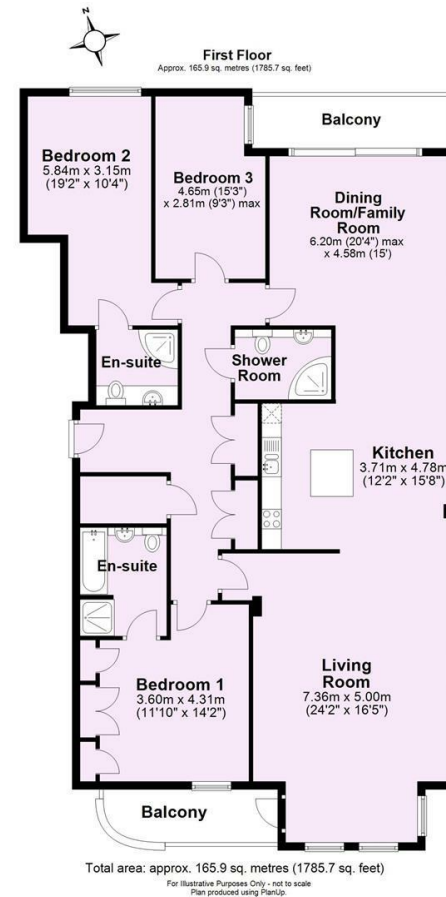
- **First Floor Contemporary Apartment**
- **Stunning Open Plan Living, Dining, Kitchen Space**
- **Refurbished Throughout**
- **Kitchen with Integral Appliances and Island Breakfast Bar**
- **Master Bedroom with Private Balcony and En-suite Bathroom**
- **Two Further Double Bedrooms, One with Ensuite.**
- **House Shower Room**
- **Two Secure Undercroft Parking Spaces**
- **Desirable City Centre Location**
- **No Onward Chain**

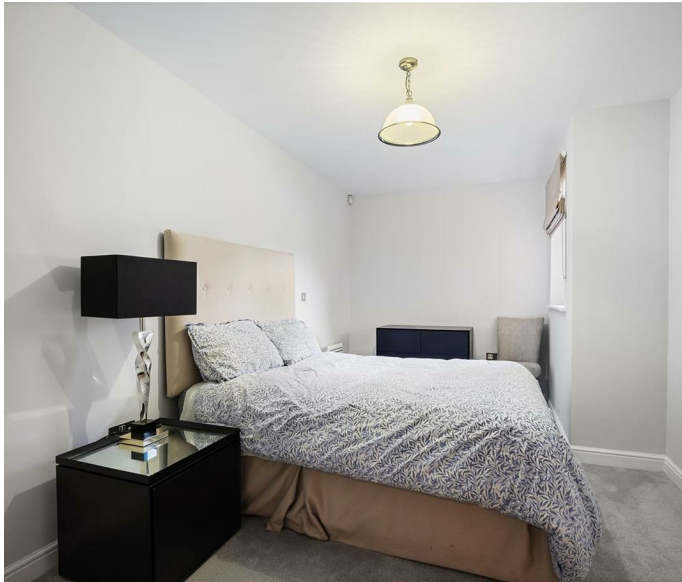
Guide Price £640,000

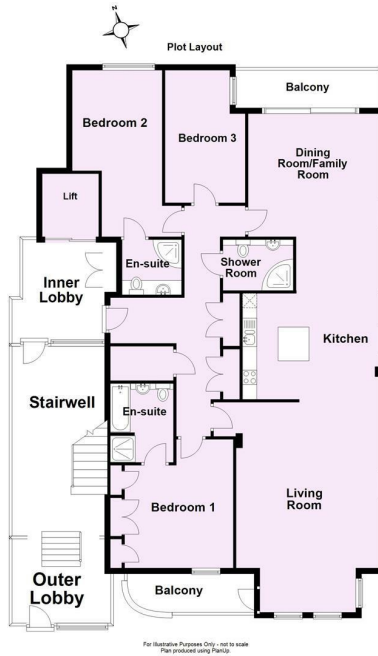
Tenure: Leasehold

Council Tax Band: G

Service Charge: £1,317.60 per quarter
Ground Rent: £275 per annum (review period every 25 years)







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		82	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

**HUDSON
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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com