



5 Kirk House Mill Mount, York YO24 1AG

HUDSON
MOODY

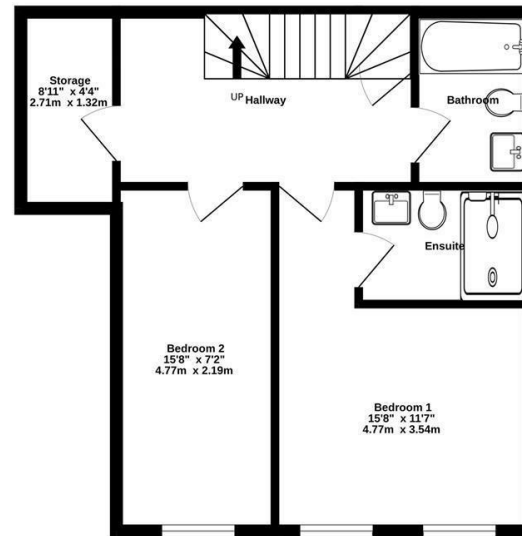
A beautifully presented duplex apartment benefitting from open plan living and two double bedrooms, one with en-suite. The building lies on a quiet lane approached from The Mount and is within walking distance of the railway station, Micklegate Bar and York city centre.

- **Impressive Ground Floor Duplex Apartment with No Onward Chain**
- **Reception Hall with Cloakroom and Storage Cupboard**
- **Immaculate Open Plan Living, Dining and Kitchen Area**
- **Master Bedroom with En-Suite Shower Room**
- **Additional Double Bedroom**
- **Superb Modern House Bathroom with Shower Over Bath**
- **High Specification Throughout Including Under Floor Heating**
- **Gated Entrance with Allocated Parking**
- **Close to York Train Station and City Centre**
- **Pets Allowed**

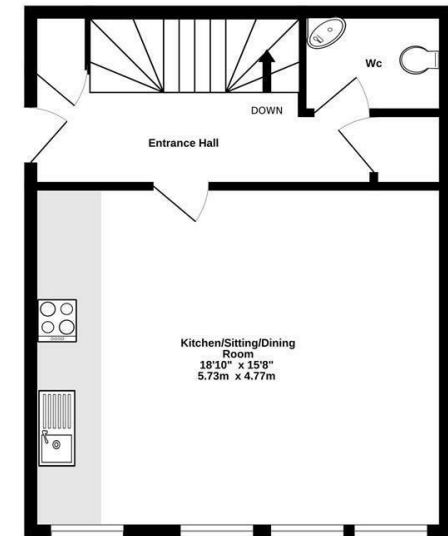
Guide Price £425,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: D

Lease Length: 995 years
 Service Charge: £1,722.88 (annual)
 Ground Rent: £250 (annual)

LOWER GROUND
 481 sq.ft. (44.7 sq.m.) approx.

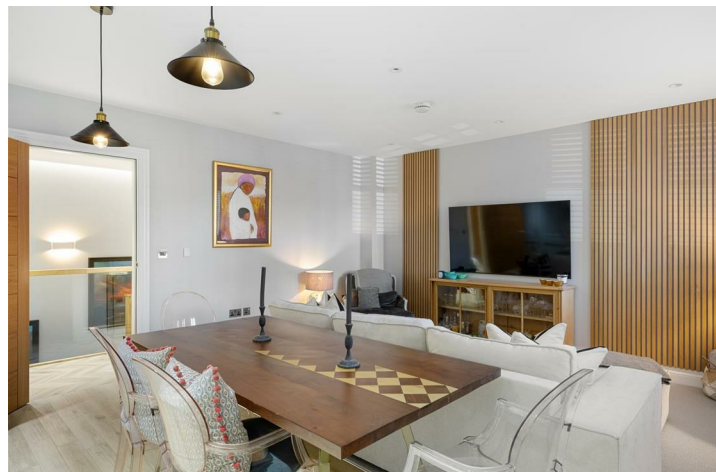


GROUND FLOOR
 443 sq.ft. (41.1 sq.m.) approx.

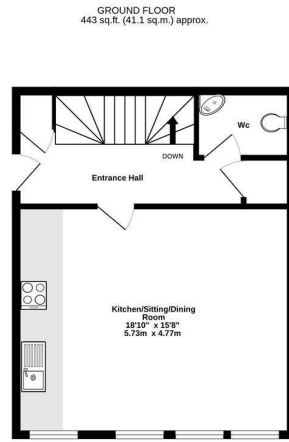
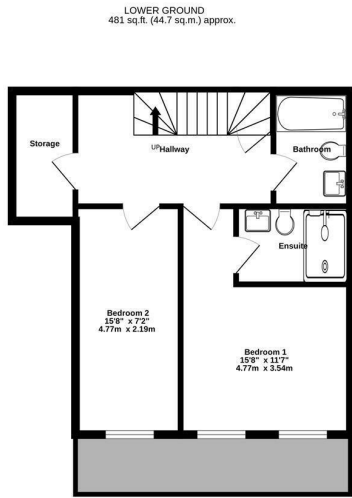


TOTAL FLOOR AREA : 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix ©2023





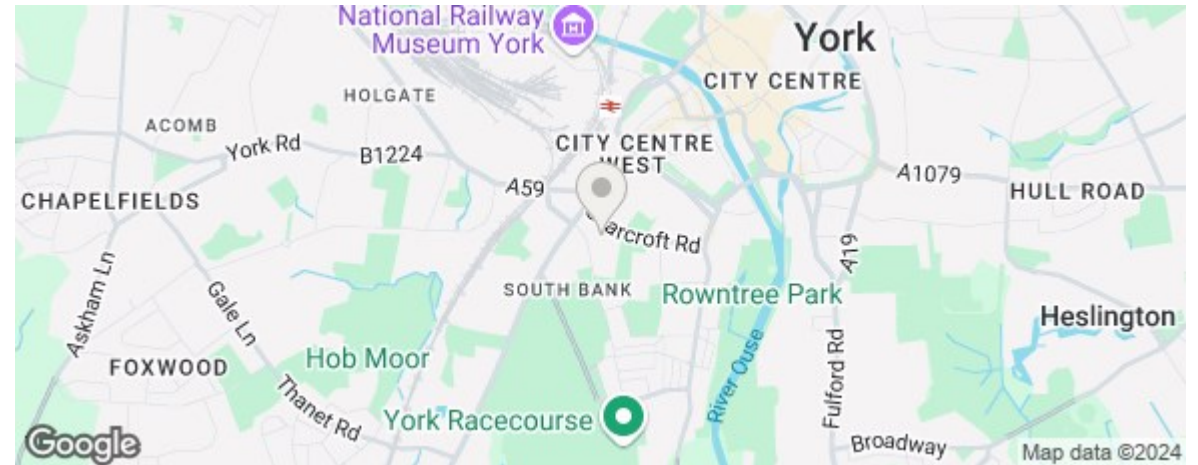


TOTAL FLOOR AREA - 924 sq.ft. (85.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other parts are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Merge (2024)



Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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