



HUDSON
MOODY

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



LAST REMAINING DUPLEX

A SUPERB, spacious TWO BEDROOM DUPLEX APARTMENT located in a PRESTIGIOUS development within the city walls with excellent access to YORK CITY CENTRE and the railway station.

Located on the first and second floor, this two bedroom apartment offers spacious and flexible living over two floors. A lift, or stairs, takes you the second floor and into the generous, open plan living/dining area. The engineered oak flooring entices you into the space and mirrors the quality of the specification throughout. Double windows offer views at street level and create a feeling of light and space. The careful planning of the coffered ceilings and media wall allow for differentiation between areas if desired. The kitchen area is fitted with a wide range of units incorporating an array of integral Neff appliances and sink with waste disposal. A double island offers additional storage and a useful seating/dining area. In addition there is a generous storage/cloaks cupboard and WC. An impressive open plan staircase, with double height wall, leads to the lower floor. The fully carpeted master bedroom is fitted with internally illuminated wardrobes incorporating drawer units and has a spacious en-suite shower room off. The second, double bedroom, again boasts a range of fitted wardrobes. A handy store cupboard in the lower hallway houses the washer dryer. The generous house bathroom, like the en-suite, boasts a mirrored vanity storage unit and heated towel rail. The apartment features underfloor heating throughout and is installed with a heat recovery unit ensuring maximum heat efficiency. The apartment has the additional benefit of full use of the spectacular landscaped, communal gardens with outdoor workspace, secure bike store and 7 day a week concierge service.



Accommodation:

- Impressive Two Bedroom Duplex Apartment
- Spacious, Flexible, Living Space
- Fitted Kitchen with Integral Neff Appliances
- Holiday Lets Permitted
- Master Bedroom En-Suite
- Second Double Bedrooms
- House Bathroom and Separate WC
- Parking Available To Purchase
- Secure Development in Envidable Location within City Walls
- Stunning, Private, Communal Gardens

Price £365,000

Tenure: Leasehold



