

Situated within the heart of York in the Hungate area you will find this superbly presented THIRD FLOOR APARTMENT benefiting from a balcony overlooking the River Foss and distant views towards Clifford Tower.

The apartment benefits from solid flooring throughout and offers spacious modern open plan living accommodation and kitchen, a master bedroom with en-suite shower room, second double bedroom and house bathroom.

- Immaculate Third Floor Apartment
- Situated Within the Heart of York
- 18ft Open Plan Living, Dining and Kitchen
- Master Bedroom with En-Suite Shower Room
- Second Double Bedroom
- Main Bathroom with Shower Over Bath
- Balcony With Amazing Views
- Lift to All Floors
- Excellent Nearby Shops and Restaurants
- Allocated Parking

Guide Price £350,000 Tenure: Leasehold Council Tax Band: B



ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION









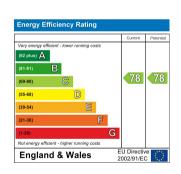














## HUDSON MOODY

## **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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