



HUDSON  
MOODY

37 Waverley Toft Green, York YO1 6AD



**A STUNNING top floor TWO BEDROOM apartment enjoying CITY VIEWS and located in an enviable location close to the RAILWAY STATION and CITY CENTRE.**

This stylish top floor apartment is accessed via the stairwell or lift. A large hall with a store/utility cupboard, opens into an impressive open plan living/kitchen/dining area finished to the highest standards.

The bedrooms have been thoughtfully designed to include integrated, internally illuminated, wardrobes and are fully carpeted. Both the en-suite shower room and house bathroom are fully tiled and include a heated towel rail and mirrored vanity unit.

With underfloor heating throughout: all rooms have large floor to ceiling windows affording views towards the city centre. The apartment enjoys full use of the communal gardens, outdoor workspace, bike store and concierge service.

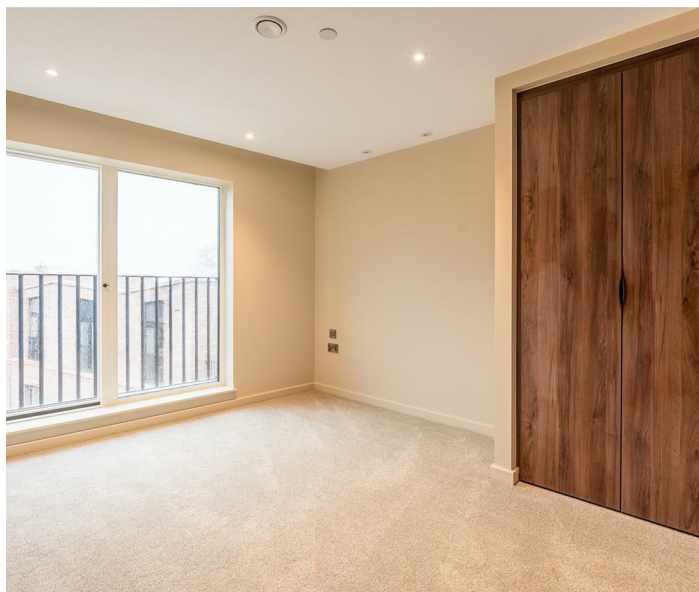


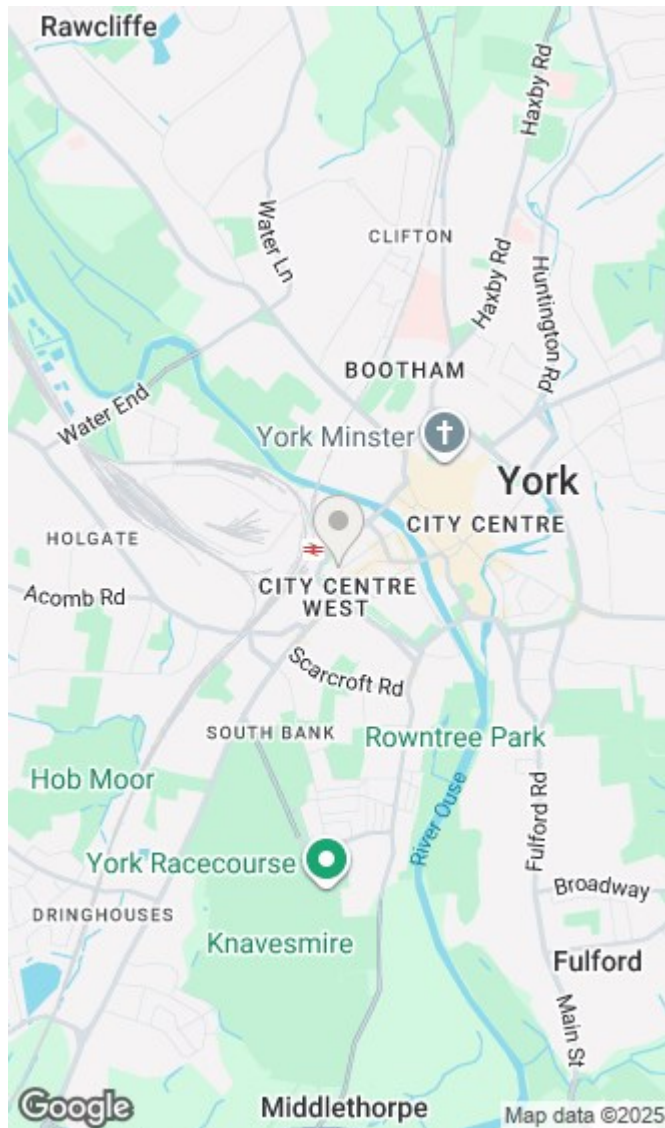
## Accommodation:

- Top Floor Two Bedroom Apartment
- Impressive Open Plan Dining/Living Area
- Master Bedroom With En-Suite Shower Room
- Second Double Bedroom
- Family Bathroom
- Garden Views
- Parking Available to Purchase
- Communal Garden Area With Outdoor Work Station
- Easy Access To The Station And The City Centre
- Ready for Immediate Occupancy

**Price £385,000**

Tenure: Leasehold





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#### 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  
North Yorkshire  
YO1 6LF**

**01904 650650**