



Hudson Quarter Toft Green, York YO1 6AD

£325,000



Offered with no onward chain and finished to an outstanding standard throughout, this beautifully presented two-bedroom ground floor flat offers the perfect blend of contemporary style and city-centre convenience. With its private entrance and high-quality finish, the property provides both comfort and exclusivity right in the heart of York.

The spacious open-plan kitchen, dining, and living area creates a modern and inviting space ideal for both relaxing and entertaining. The sleek, fully fitted kitchen features premium fixtures and fittings, while the generous living area benefits from natural light and a seamless layout.

Accommodation comprises two double bedrooms, including a master bedroom with en-suite shower room, alongside a modern family bathroom finished to the same impeccable standard.

Perfectly located, the property sits within Hudson Quarter, just a stone's throw from York Train Station and within easy walking distance of the Minster, city walls, and an array of shops, restaurants, and amenities.

PART EXCHANGE AVAILABLE (subject to terms and conditions)

Current Service Charge pa (note 2025 – 2026 budget not set yet)
Waverley £2,280 (building)
Estate £ 1,300 (concierge and grounds)
Insurance £700 (building not contents)
Ground Rent £250
246 years remaining

Council Tax Band D



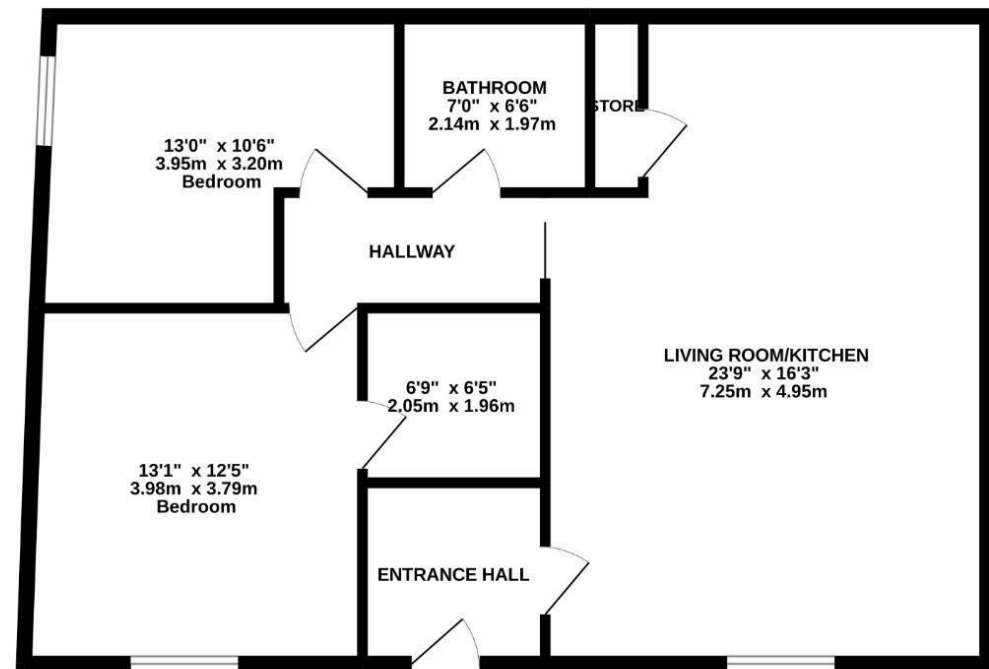


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Leasehold
Council Tax Band - D

- Entrance Hall
- 2 Bathrooms
- Corner Position
- 2 Double Bedrooms
- Seperate Entrance
- 888 sq ft
- EPC B

GROUND FLOOR
888 sq.ft. (82.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.
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