



HUDSON
MOODY

2 Kings Pool Walk, York YO1 7NA

Set within the heart of York, close to Foss Islands Road, you will find this amazing development of modern townhouses. No 2 Kings Pool Walk is laid out over four floors and offers spacious living accommodation, five bedrooms and three bath/shower rooms. Offered with No Onward Chain.

- **Superb Modern Townhouse in Central Location**
- **Contemporary Fitted Dining Kitchen**
- **Ground Floor Utility Room, Cloakroom and Office**
- **First Floor Living Room with Balcony and Pleasant Views**
- **First Floor Double Bedroom with Balcony & House Bathroom**
- **Second Floor En-Suite Master and Additional Double Bedroom with Juliet Balconies**
- **Two Top Floor Double Bedrooms (one with balcony) and Shower Room**
- **Large Patio Garden**
- **Two Underground Parking Spaces**
- **No Onward Chain**

Guide Price £515,000

Tenure: Leasehold

Council Tax Band: G

Lease Length: 186 Years Remaining

Ground Rent: £275 - This has been the same since 2012

Service Charge: £875 Quarterly

2 Kings Pool Walk, Guildhall, York, YO1 7NA

TOTAL LIVING AREA: 163.8 m² (approx.)



All measurements & appliances are approximated for display purposes. Fixtures, doors and windows are approximated.

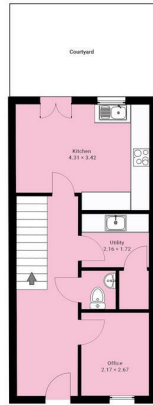
They should be independently verified. Josh McDonald Apertures 2026
josh@jmapertures.co.uk





2 Kings Pool Walk, Guildhall, York, YO1 7NA

PLOT LAYOUT
AREA: 38.1 m² (approx. excluding courtyard)



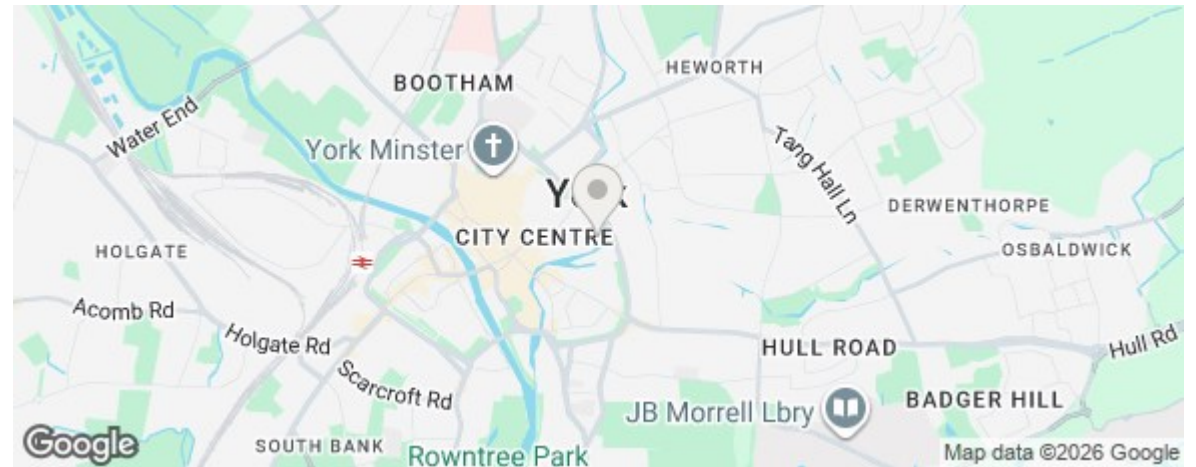
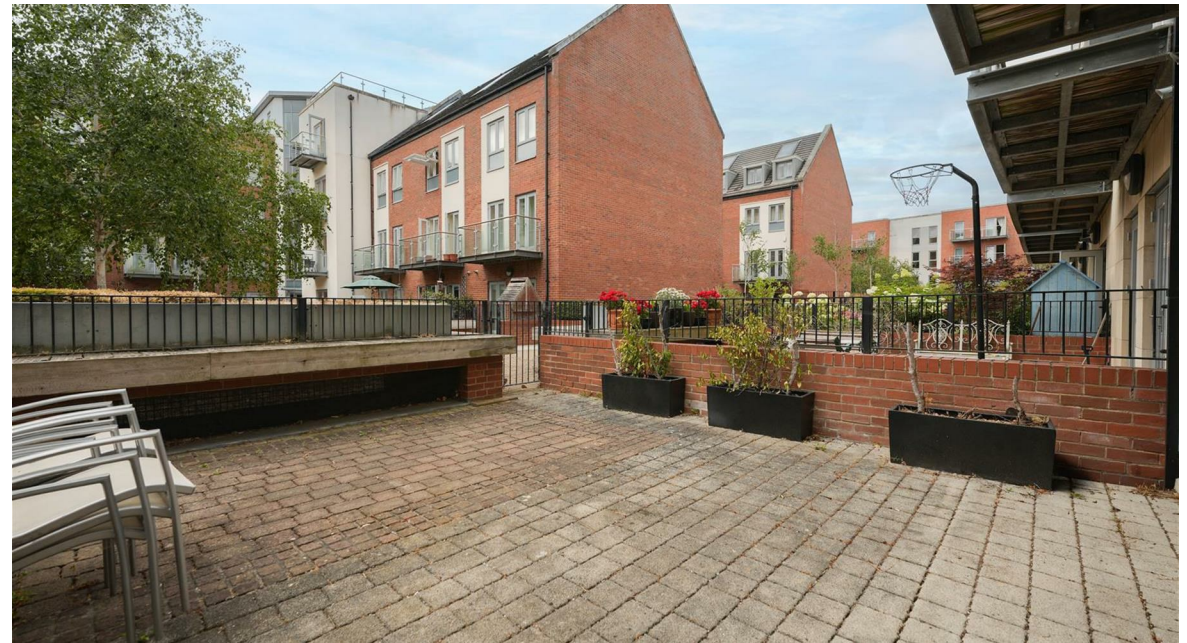
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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