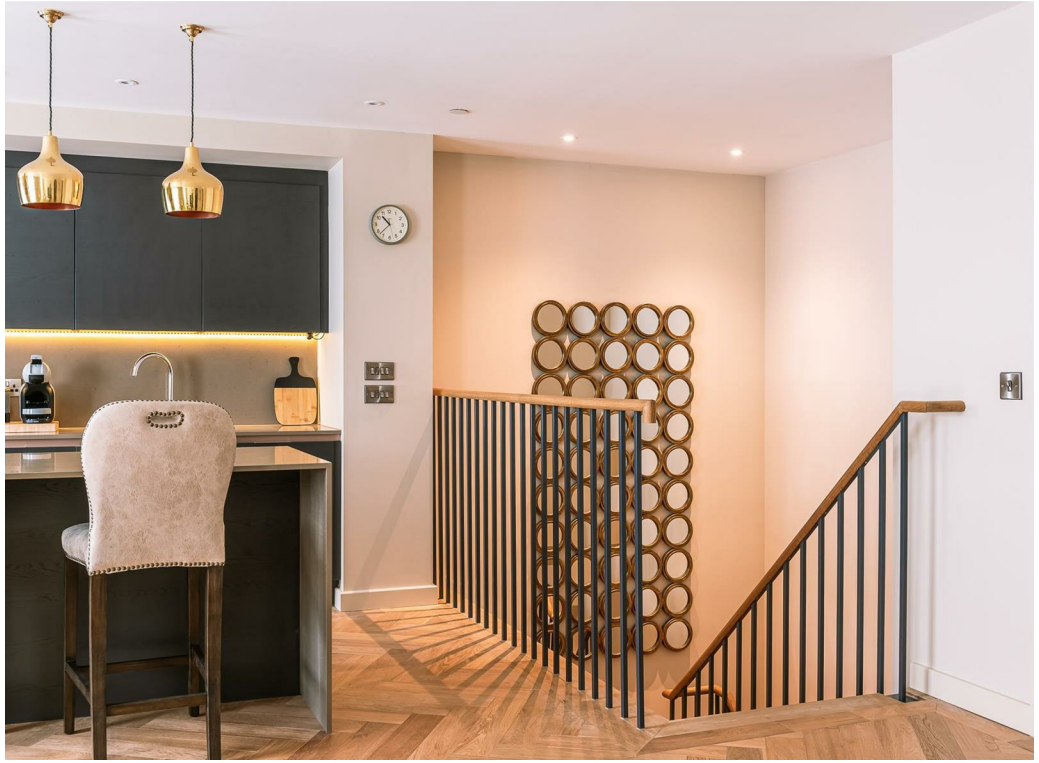
HUDSON MOODY

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



Unique TWO BEDROOM DUPLEX apartment, beautifully decorated throughout, located in an ENVIABLE LOCATION within York city walls and extremely close YORK RAILWAY STATION making it perfect for owner occupiers or investors.

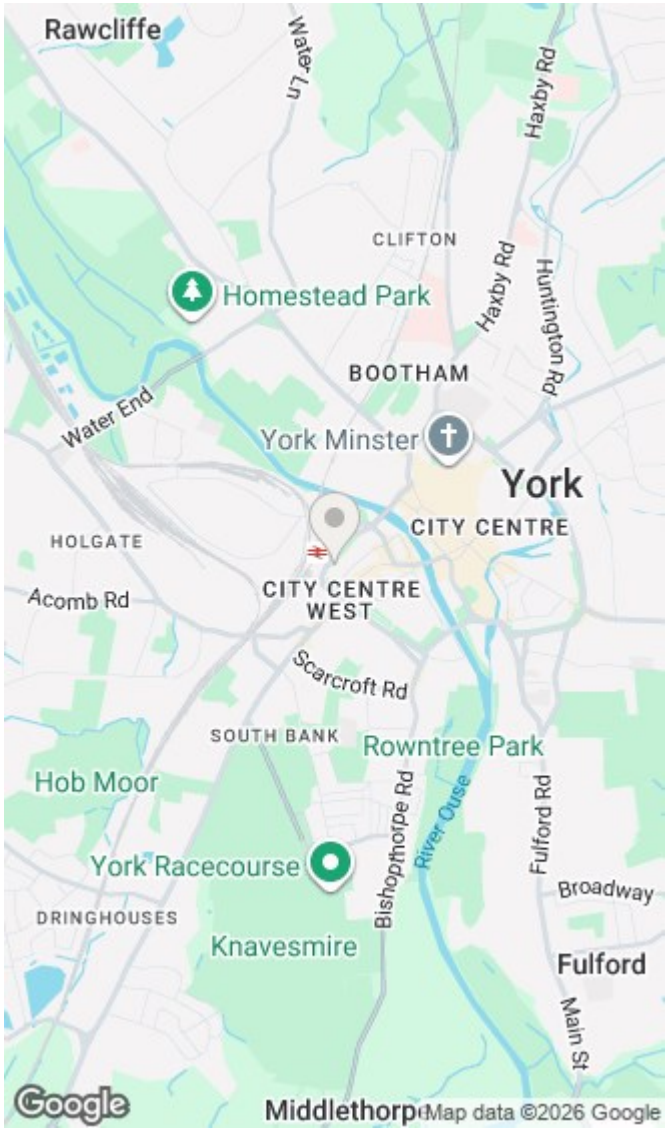
This stunning duplex apartment, in an award winning development, has been completed to the highest specification and enjoying views towards Toft Green and the Micklegate Quarter beyond. This two bedroom apartment is situated over two floors and reached either by communal stairs or lift.
The stylish open plan living/dining area features engineered oak flooring throughout, the contemporary kitchen boasts energy efficient, quality integrated Neff appliances, silestone worktops and matching splashbacks, an integrated sink has a waste disposal unit and drainer. The kitchen area also features a bespoke island with feature lighting above, breakfast bar and units under. There is a guest cloakroom on this floor.
A striking engineered oak open staircase takes you to the lower floor with useful store cupboard, spacious hallway and two double bedrooms with carpeted finish and integrated, internally illuminated, wardrobes. The spacious shower room is fully tiled with mirrored vanity unit and a thermostatically controlled heated towel rail.
The property is able to take full benefit of the landscaped communal gardens with outside seating and work area and is perfectly located for easy access to the city centre and railway station.
This property includes all the bespoke window dressings and light fittings.
The apartment has been successfully run as a short term let with an annual NET income of £26,000.
A secure electric car parking space is included with this property and 7 day a week concierge.

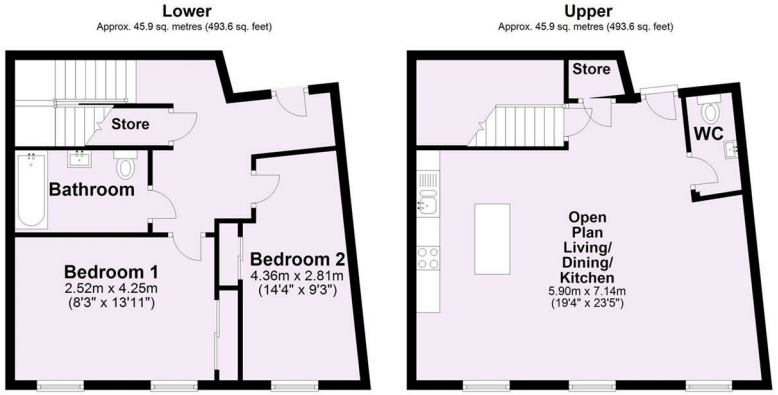
Accomodation:

- Exceptional Duplex Apartment with Parking
- Fabulous Location Inside the City Walls
- Open Plan Living/Dining Area
- Bespoke Kitchen With Island
- Two Double Bedrooms
- Fully Tiled Shower Room
- Guest Cloakroom
- Underfloor Heating Throughout
- Concierge Service Seven Days A Week
- Spectacular Communal Gardens

Guide Price £495,000

Tenure: Leasehold





For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

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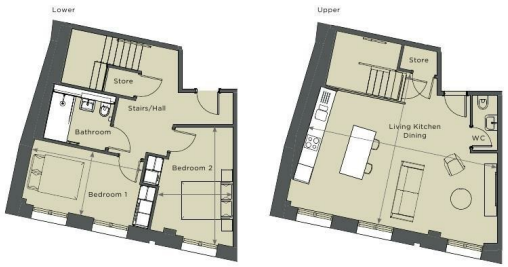
TWO BEDROOM DUPLEX APARTMENT

Type 23



DIMENSIONS	Metric	Imperial
Living Kitchen Dining	7.35 x 5.9	24'11" x 19'4"
Bedroom 1	4.25 x 2.45	13'11" x 8'0"
Bedroom 2	2.85 x 4.35	9'4" x 14'3"
Bathroom	2.4 x 1.8	7'10" x 5'10"

Layout and dimensions shown are typical

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Carter Jonas
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HUDSON QUARTER TOFT GREEN YORK
+44 (0)1904 630799 sales@hqyork.com

HUDSONQUARTERYORK.COM

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58 Micklegate
York
North Yorkshire
YO1 6LF

01904 650650