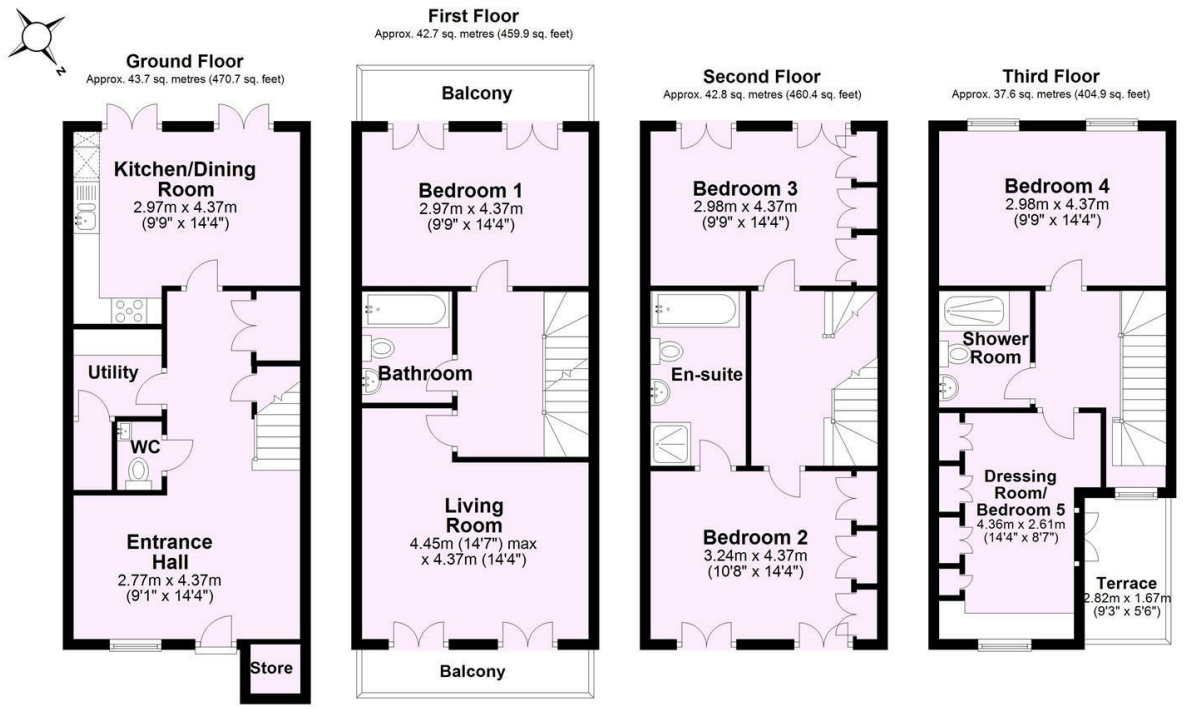

HUDSON
MOODY
5 Kings Pool Walk, York YO1 7NA

An immaculate FOUR STOREY TOWNHOUSE situated in a MODERN DEVELOPMENT in the HEART OF YORK.

- **Generous Dining Kitchen**
- **Living Room with Balcony**
- **Master Bedroom Suite with Dressing Room, Shower Room and Private Terrace**
- **Four Further Double Bedrooms**
- **High Specification Throughout**
- **Ample Storage in Every Room and Attic Space**
- **Large, Private Courtyard Garden**
- **Enviable City Centre Location Overlooking the River Foss**
- **Two Secure Under croft Parking Spaces**
- **No Onward Chain**

Guide Price £530,000
Tenure: Leasehold
Council Tax Band: G

Lease Length: 186 Years Remaining
Ground Rent: £275 - This has been the same since 2012
Service Charge: £875.24 Quarterly



Total area: approx. 166.8 sq. metres (1795.9 sq. feet)





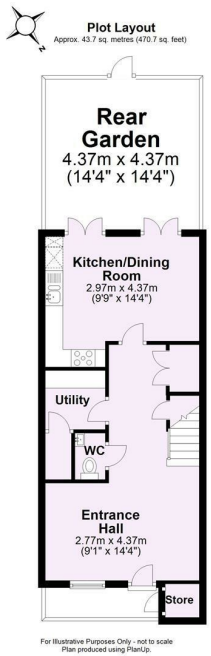




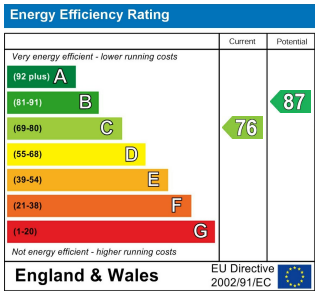


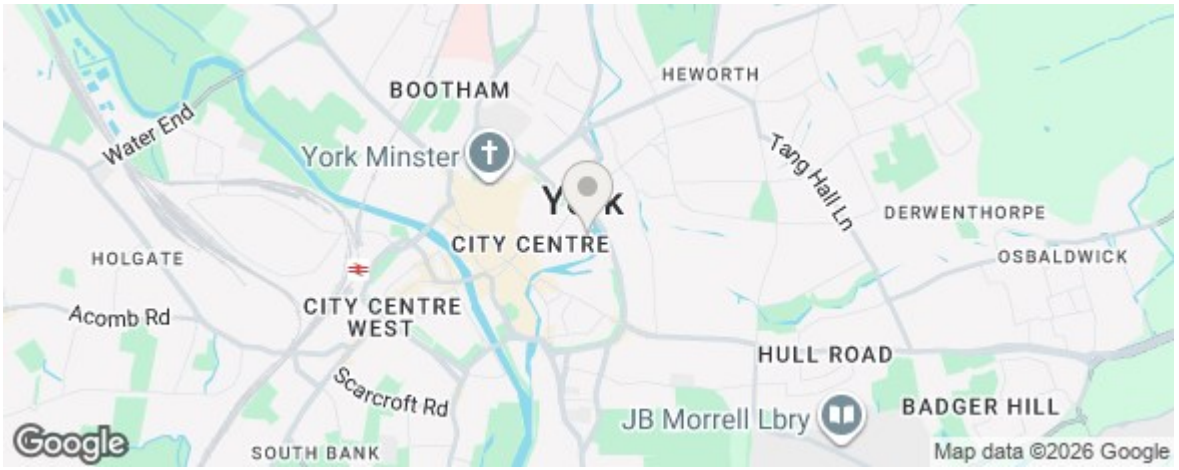












HUDSON MOODY

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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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