



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



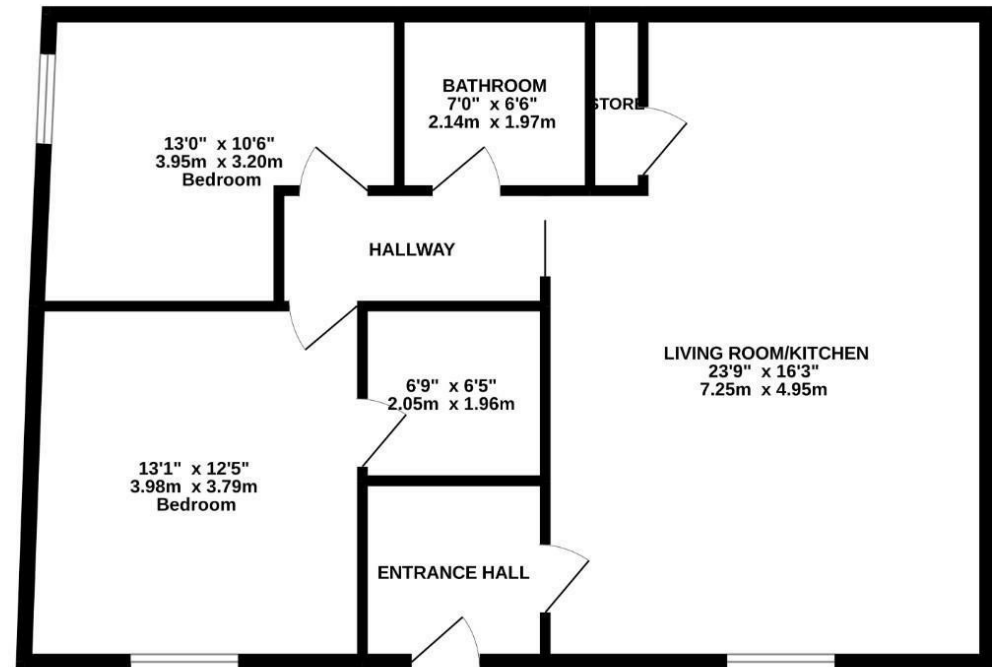


Hudson Quarter Toft Green, York YO1 6AD

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2022

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.