

HUDSON MOODY

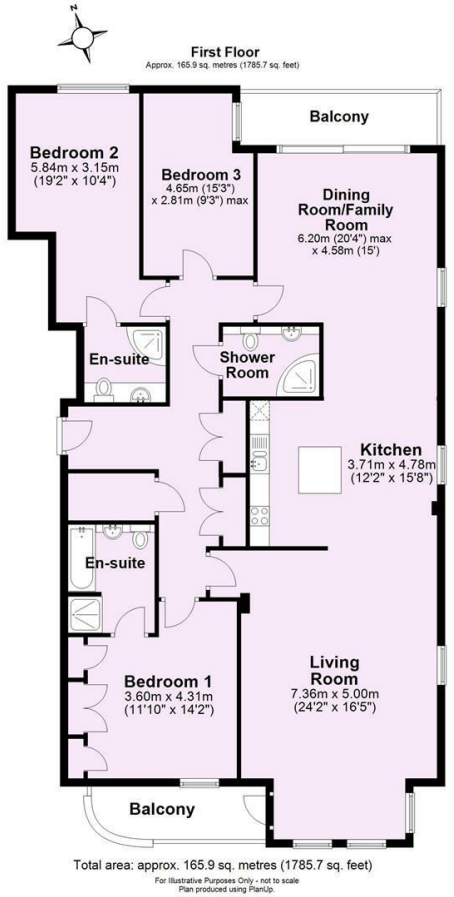
17 John Walker House Dixons Yard, Walmgate, York YO1 9SX

A beautifully presented city centre apartment offering over 1750 Sq Ft of accommodation and two secure parking spaces. Situated just off Walmgate, within the city walls enjoying views over the river Foss.

- **First Floor Contemporary Apartment**
- **Stunning Open Plan Living, Dining, Kitchen Space**
- **Refurbished Throughout**
- **Kitchen with Integral Appliances and Island Breakfast Bar**
- **Master Bedroom with Private Balcony and En-suite Bathroom**
- **Two Further Double Bedrooms, One with Ensuite.**
- **House Shower Room**
- **Two Secure Undercroft Parking Spaces**
- **Desirable City Centre Location**
- **No Onward Chain**

Guide Price £675,000
Tenure: Leasehold
Council Tax Band: G

Service Charge: £1,317.60 per quarter
Ground Rent: £275 per annum (review period every 25 years)



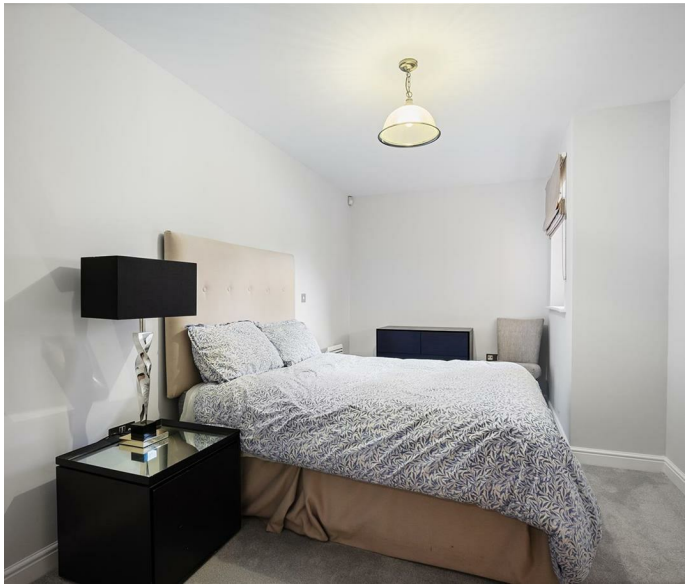






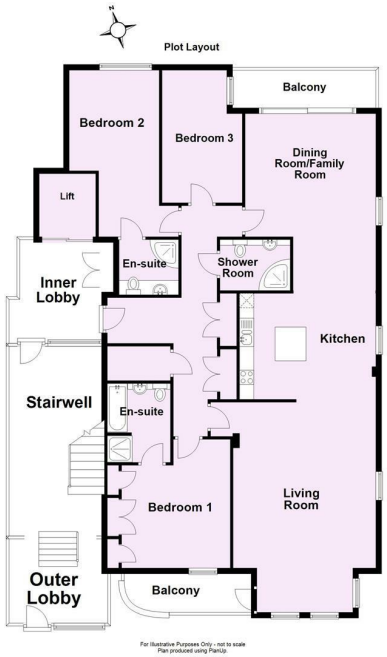


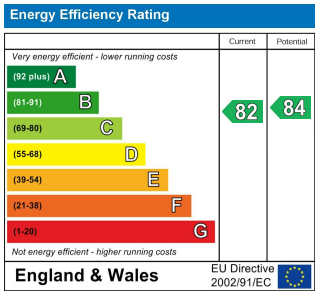
















IMPORTANT NOTICE

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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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58 Micklegate
York
YO1 6LF

01904 650650

property@hudson-moody.com