



Kirk House, , York, YO24 1AG

- STYLISH AND LUXURIOUS GROUND FLOOR APARTMENT
- 1520 SQ.FT OF LIVING SPACE
- PRIVATE GARDEN AND PATIO
- TWO PARKING SPACES
- COUNCIL TAX BAND F
- TWO DOUBLE ENSUITE BATHROOMS
- OPEN PLAN, BESPOKE KITCHEN, DINING AND LIVING ROOM
- EXTREMELY SOUGHT-AFTER LOCATION
- SECURED GATED DEVELOPMENT WITH INDIVIDUAL VIDEO ENTRY SYSTEM
- EPC RATING C

Guide Price £630,000

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Kirk House, , York, YO24 1AG - Guide Price £630,000

DESCRIPTION

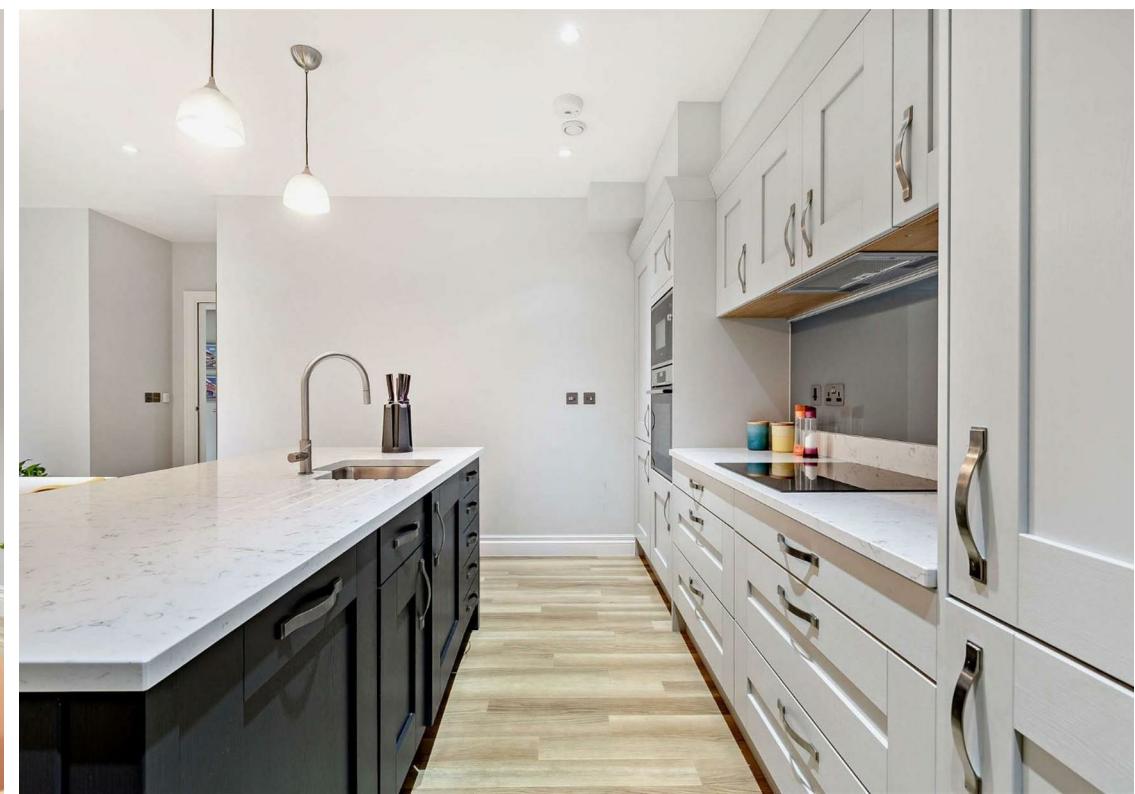
A most stylish and luxurious ground floor apartment situated within half a mile of the historic city centre, close to the train station. This two ensuite double bedoomed apartment has versatile and high-quality internal aspects extending to approximately 1520 sq. ft. The property makes up part of this exclusive secure gated development which is located between the Mount and Bishopthorpe road with its amenities, including shops, bars and restaurants. The property enjoys excellent pedestrian access to some of York's prettiest green areas including, the Knavesmire, Rowntree Park, Millennium Bridge and walks along the River Ouse. Enjoying its own private access as well as its own private garden and patio. We recommend that potential buyer's book an early viewing to fully appreciate the quality of the interior finish which includes, a superb open plan Kitchen, living room and dining room with access via French doors to garden.

The accommodation which benefits from under floor heating throughout with thermostatic controls and web enabled heating controls, sliding sash timber windows, Amtico flooring and oak interior doors, briefly comprises; entrance hall with cloaks area, inner hallway, utility cupboard which is plumbed for washing machine, cloaks WC. Superb open plan bespoke 'Shaker' style fitted base and wall units and central preparation island with quartz worktops and stainless steel furnishings, integral appliances include, single oven, induction hob, extractor fan hood, fridge/freezer, dishwasher, microwave and wine fridge. French doors to garden.

Principal bedroom with ensuite four-piece bathroom with free standing roll top bath, ensuite walk in dressing room, guest bedroom two, with ensuite four-piece bathroom with free standing roll top bath and ensuite walk in dressing room.

Outside, the development is a gravelled courtyard where there are two allocated parking spaces, communal gardens and private garden and patio.

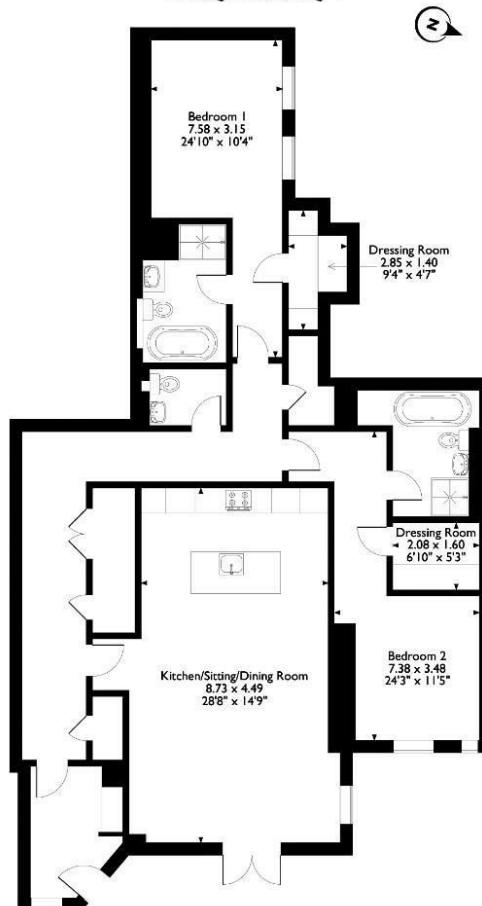




Kirk House, Mill Mount, York

Approximate Gross Internal Area

141 SQM/1518 SQFT



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Viewings

Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	74
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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