



KIRK HOUSE, MILL MOUNT, YORK
£425,000

Carter Jonas

MILL MOUNT, YORK, YO24 1AG

Located on a quiet lane off The Mount, this duplex apartment offers modern living, just a short walk from the railway station, Micklegate Bar, and York city centre.

Step inside to a spacious reception hall with a cloakroom and two storage cupboards, that leads through to the open-plan living area. The shaker-style kitchen, with integral Bosch appliances, flows into the dining area, creating a welcoming space for entertaining. Four windows fill the room with natural light, highlighting the seating area and dining table.

Downstairs, you'll find the master bedroom with an en-suite shower room, a second double bedroom, and a modern family bathroom. Additional features include a walk-in wardrobe and a utility cupboard under the stairs. Outside, the development offers communal gardens and a designated parking space.

The quality of finish and sense of community created by the owner-occupiers, elevates this apartment above many others within the city.

Lease Length: 995 years

Service Charge: £1,722.88 (annual)

Ground Rent: £250 (annual)

Connected to mains Electric, and Water

Water provider: Yorkshire Water

Central Heating: Shared heating system with individual meters

Broadband Speed - please go to checker.ofcom.org.uk/en-gb/broadband-coverage

Mobile coverage - please go to checker.ofcom.org.uk

TENURE Leasehold

LOCAL AUTHORITY City of York Council

EPC BAND C

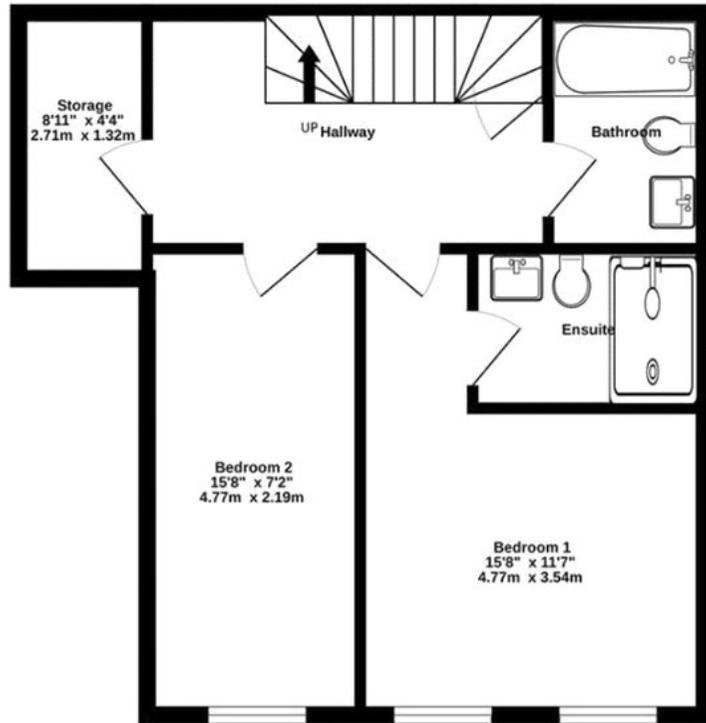
STUNNING DUPLEX APARTMENT SITUATED BEHIND ELECTRONIC GATES AND JUST A SHORT WALK FROM THE CITY CENTRE AND STATION



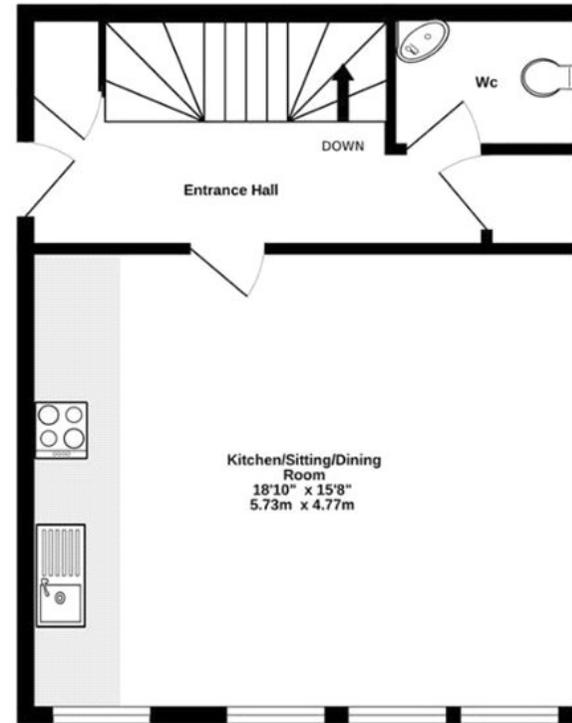




LOWER GROUND
481 sq.ft. (44.7 sq.m.) approx.



GROUND FLOOR
443 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA : 924 sq.ft. (85.9 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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