



**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](https://checker.ofcom.org.uk/en-gb/broadband-coverage)  
Mobile coverage - please go to [checker.ofcom.org.uk](https://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



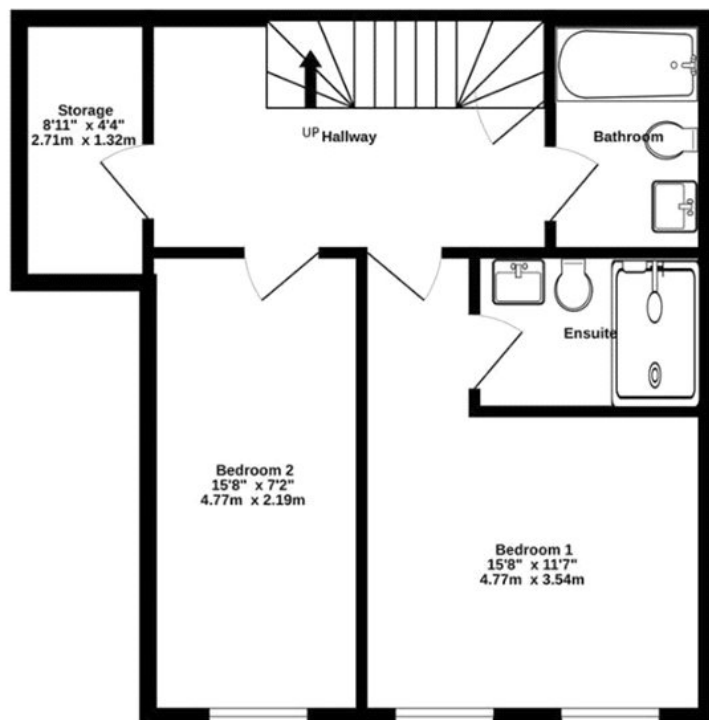




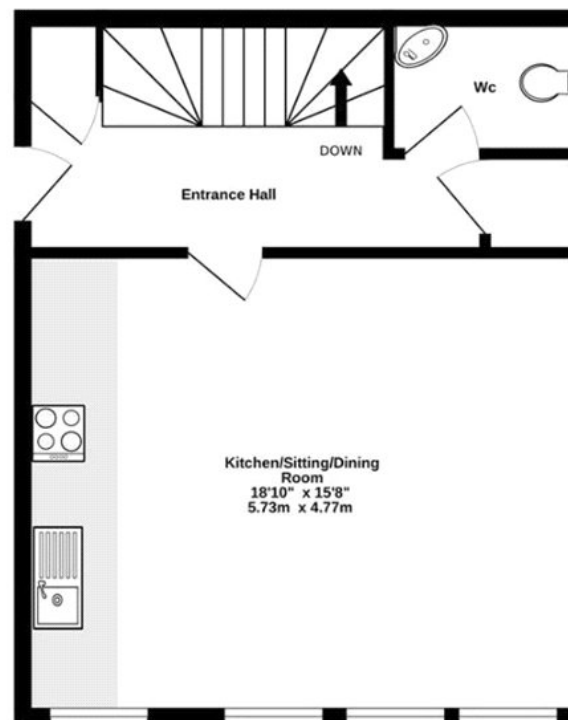




LOWER GROUND  
481 sq.ft. (44.7 sq.m.) approx.

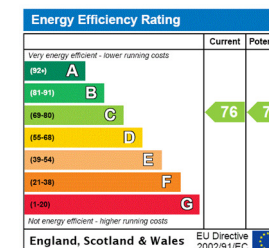


GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



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.  
Made with Metropix ©2023



York 01904 558200

york@carterjonas.co.uk  
82 Micklegate, York, YO1 6LF

carterjonas.co.uk  
Offices throughout the UK

#### IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.