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Peter Lane, York, YO1 8SU

Guide Price £259,950

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REF: RB0353 – Central York (YO1 Postcode)

Situated within the historic Roman walls of York, this **2-bedroom duplex** is a must-see for anyone seeking a city-centre apartment, a holiday home, or a buy-to-let investment. With everything within walking distance, you'll be fully immersed in the vibrant heart of this iconic city.

Location:

This warm and inviting apartment is just a stone's throw from iconic landmarks such as **The Shambles, York Minster, Treasurer's House, The Jorvik Viking Centre, and the City Walls**. You're also within easy reach of **Stonegate's fabulous shops**, a wide variety of **cafes, bars, and restaurants**, as well as all of York's unique attractions. Seasonal markets, with their lively stalls and exciting atmosphere, are just steps away.

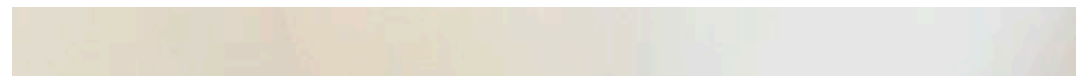
York's excellent transport links include a main train station with direct services to **London, Edinburgh, Leeds, and Manchester**, all within a 15-minute walk or a 4-minute taxi ride.

The Apartment:

Upon entering, you'll be struck by the sense of space and the abundance of natural light. Rich, wood-style flooring runs throughout, complementing the deep, **Manhattan loft-style double-glazed windows**. A spiral staircase with intricate wrought-ironwork leads down to the lower floor, where you'll find a spacious master bedroom with fitted wardrobes and an en-suite shower room. The en-suite features underfloor heating and full tiling on both the walls and floor.

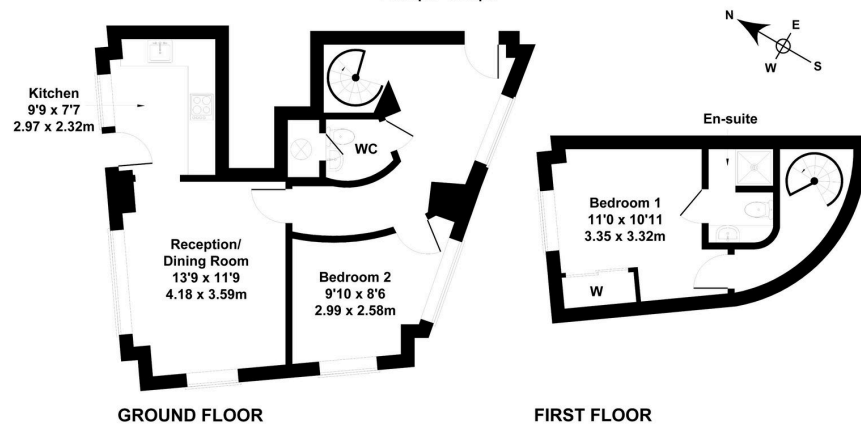
The upper floor features a second bedroom, a cloakroom WC, and an open-plan living area combining a dining space with a generously sized kitchen, fully equipped with modern, fitted appliances. Earlier this year, the kitchen was updated with a new integrated washing machine and fridge-freezer.

Many rooms benefit from dual-aspect windows, which flood the apartment with natural light. The kitchen opens to a staircase



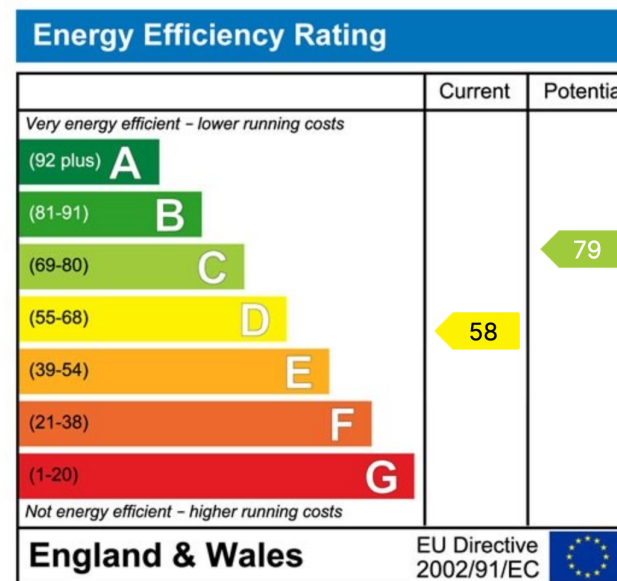
1 Popeshead Court, York

Approximate Gross Internal Area
710 sq ft - 66 sq m



Not to Scale. Produced by The Plan Portal 2024
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- Y01 - City centre location within York's historic walls
- 15 min walk to York Train Station which connects to London and Edinburgh
- Newly appointed shower room off the master bedroom with additional first floor WC
- Large loft style double glazed windows
- Secure communal entrance and lift facility
- 2 double bedroom duplex apartment
- Open plan lounge, dining area and kitchen
- Fully fitted kitchen with integrated appliances
- Spiral staircase feature



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