



John Walker House, Dixons Yard, York, North Yorkshire, YO1 9SX

- City Centre Location
- Holiday Lets Permitted
- Gated Development
- Secure Underground Parking
- Balcony Overlooking the River Foss
- Council Tax Band D

£375,000



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DESCRIPTION

A fabulous, two bedroom city centre apartment in a sought after gated development.

The building is accessed via communal entrance with intercom entry system. The communal hallway has stairs and lift giving access to all floors.

Upon entering the apartment itself there is an entrance hall with two useful storage cupboards and access to the bathroom with sink, W.C and bath with shower attachment.

The spacious living room is filled with natural light from sliding doors that lead out to the balcony overlooking the River Foss. The kitchen is just off the living space and comprises a range of base and wall units with integrated appliances.

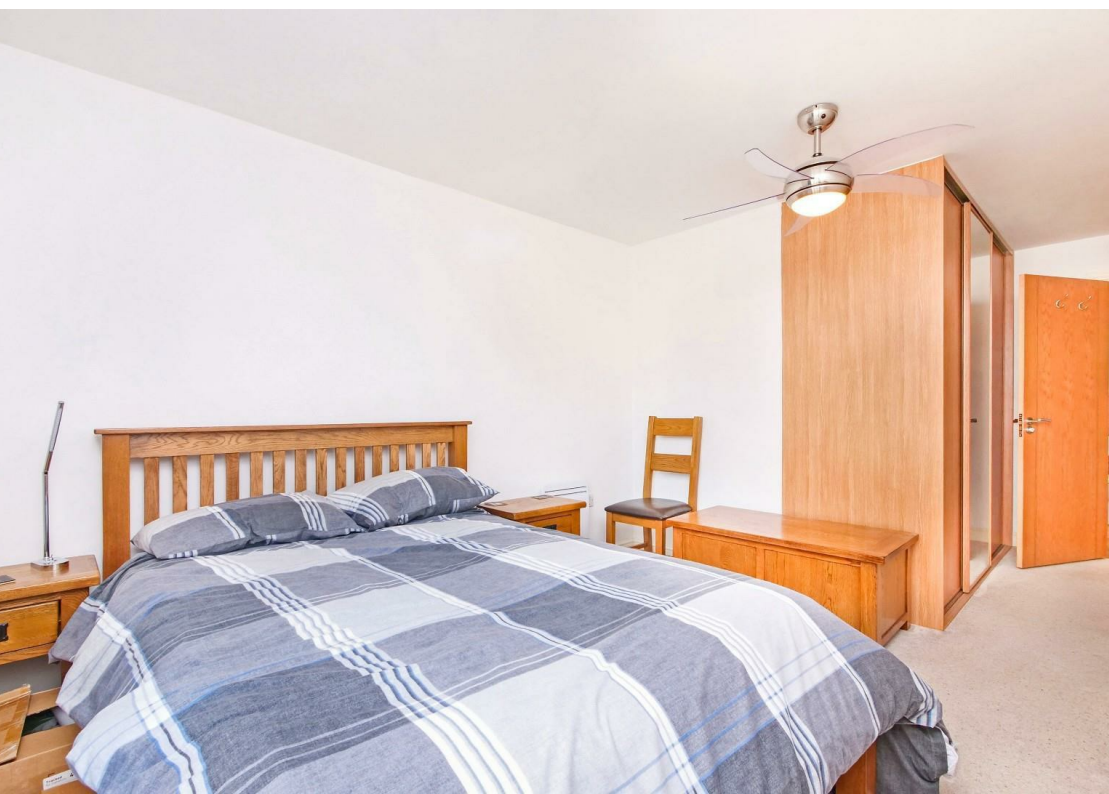
There are two double bedrooms, the main of which has an ensuite shower room with sink, W.C and walk in shower cubicle.

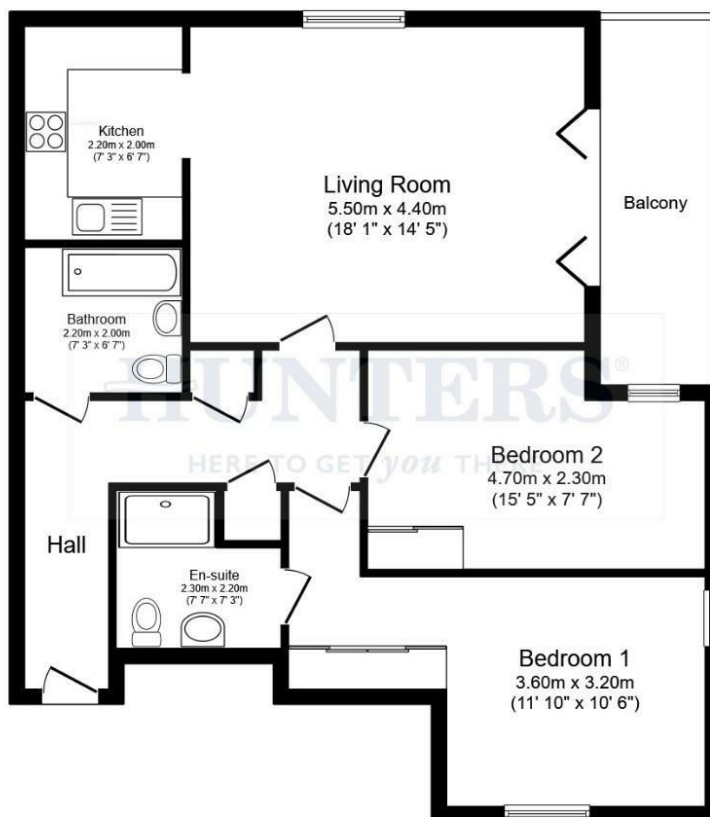
Externally the property has communal gardens to the front and an allocated parking space in the secure underground parking with lift access.

John Walker House sits just off Walmgate in the heart of York City Centre, it offers convenient access to the popular Fossgate area of the city, with its variety of restaurants, café's, bars and shops.

The lease of this property does allow holiday lets and the site has recently undergone a FRAEW with no remedial actions required.

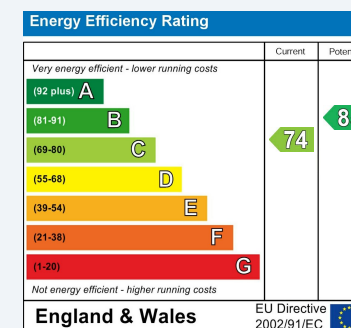






ENERGY PERFORMANCE CERTIFICATE

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.



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.

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Total floor area 83.1 sq.m. (894 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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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.



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