



5a Wilton Rise  
York YO24 4BT



## 5a Wilton Rise York YO24 4BT

£155,000

This delightful first floor flat offers a perfect blend of comfort and convenience, with a short walk into the center and York train station. The property is also on a great bus route into York and Acomb. There are excellent transport links into Acomb providing access to shops, cafes and bars, plus many doctors and dentists.

When entering the property you will find stairs to the first floor leading to the one bedroom flat. The spacious lounge has a lovely electric feature fire and dual aspect windows, galley kitchen, shower room and one double bedroom with walk-in wardrobe and dual aspect windows.

This flat presents an excellent opportunity for those looking to invest whether you are a first-time buyer or seeking a rental investment. Call now for a viewing!

EPC Rating D  
Council Tax Band A

**Entrance Hall**  
UPVC door. Stairs to first floor.

**Living Room**  
14' x 12' (4.27m x 3.66m)  
Feature electric fire with hearth. UPVC window with further timber sash window and shutter. Radiator. Doors to kitchen and inner hallway.

**Kitchen**  
11'7 x 6'11 (3.53m x 2.11m)  
Fitted with wall and base units. Sink and half bowl with drainer unit. Space for fridge freezer. Space and plumbing for washing machine. Built in oven with electric hob and extractor hood over. Timber sash window. Radiator.







### Bedroom

13'11" x 9'3" (4.24m x 2.82m)

Two timber sash windows with shutters. Radiator. Built in walk-in wardrobe with hanging rails.

### Shower Room

6'5" at widest x 3'10" (1.98 at widest x 1.19)

Fitted three piece suite comprising; Shower cubicle, sink with vanity unit and toilet. Heated towel rail.

### Outside

Walled rear yard which is currently shared with the ground floor flat.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

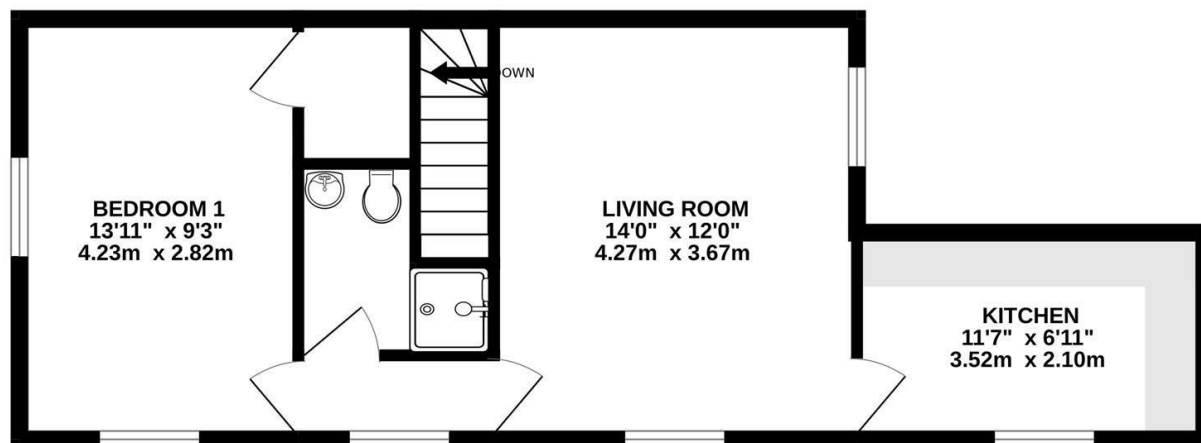
The property has a gas boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

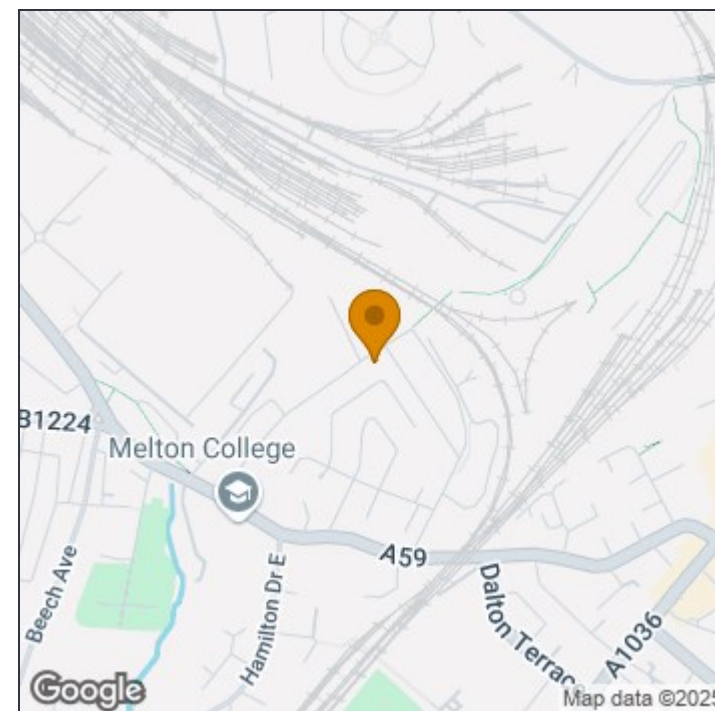
The seller holds the freehold for this property.



GROUND FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 468 sq.ft. (43.5 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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