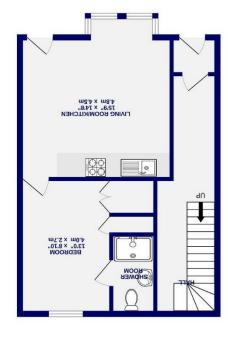
Ashtons



Barbican Road, Off Fishergate, York, YO10 5AA



GROUND FLOOR 524 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR 518 sq.ft. (48.1 sq.m.) approx.

AA2 OfOY Off Fishergate, York Barbican Road

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- Ideal Investment Property
- Two Freehold Apartments
- Tenanted On Periodic Tenancies
- No Onward Chain
- **Duitted** • Ideal Location For Short Term
- Modern Facilities
- EbC C

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atstements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the steas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must safisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

Barbican Road Off Fishergate, York YO10 5AA

£375,000





A mid-terrace property, thoughtfully converted into two one-bedroom apartments, each with its own private entrance. Currently tenanted on periodic tenancies, this freehold property presents an excellent investment opportunity.

Situated in Fishergate on Barbican Road, the property enjoys a prime location with York's historic city walls just at the end of the street and the popular Barbican events centre nearby, making it particularly well-suited for shortterm letting potential.

Ground Floor Apartment:

Accessed via its own front door, this apartment features an open-plan lounge, dining, and kitchen area at the front. The kitchen boasts a stylish redwood-effect shaker design with granite-effect worktops and integrated appliances. To the rear, there is a spacious double bedroom with a threepiece ensuite shower room.

First Floor Apartment:

Also accessed independently via its own front door, with large hallway, providing office/study space under the stairwell, this apartment offers a large open-plan sitting room and dining kitchen, complemented by a cosy woodburning stove. The kitchen is finished in a modern pineeffect with stone-effect worktops. The rear double bedroom benefits from its own ensuite shower room.

Offered with no onward chain, this property is an ideal choice for investors looking to expand their portfolio in a desirable and central York location.

Council Tax Band- A



