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property on behalf of the vend

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 information. We have not tested any services, appliances, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contact and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, must always and are not always and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the property or that the contestination or or warrants contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representant the property or warrants are into any entering the organization or warrants which is any otherwise.

AND FLOOR AREA: 828 GA (1, 76 8 4 m.) approx.

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- EBC TBC
- Two Bathrooms
- Private Parking
- Lease Allows Short Term Letting
  - South Facing Balcony
  - Two Double Bedrooms
    - Snd Floor Apartment

Leasehold - Dax Band - D

Dixons Yard Off Walmgate, York YO1 9SX



2ND FLOOR 826 sq.ft. (76.8 sq.m.) approx.



## Dixons Yard Off Walmgate, York YO1 9SX

£350,000



2



A spacious two bedroom second floor apartment in the sought after gated development of John Walker House, set back from historic Walmgate in the heart of York city centre.

Just a short walk from York Minster and Parliament Street, this exclusive development offers beautifully maintained communal gardens and excellent city living.

The apartment features a welcoming entrance hallway leading to an open-plan living, dining, and kitchen area, with direct access to a large south-facing balcony, also accessible from the master bedroom. Both bedrooms are generously sized doubles, with the master benefiting from an ensuite shower room, while a stylish three-piece family bathroom completes the accommodation.

Additional benefits include a secure allocated parking space in the undercroft with lift access, covered bicycle storage, and proximity to York's finest restaurants, social venues, and commuter links. Ideal for professionals, investors, or those seeking a peaceful retreat in the city.

Leasehold

Length of lease- 980 years remaining Ground rent- £275 per annum Ground rent review period- 25 years Service charge- £2,526.40 per annum

Council Tax Band - D



















