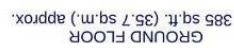


TOTAL FLOOR AREA: 385 sq ft (35.7 sq m), approx.  
 \*While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other items were approximate. It is noted in the plan the quantities are taken from the overall floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The Seller is not and appliances shown have not been tested and no guarantee as to their operability.

- Barbican Road  
Off Fishergate, York  
YO10 5AA



Barbican Road, Off Fishergate, York, YO10 5AA



Barbican Road  
Off Fishergate, York  
YO10 5AA

£175,000



This ground-floor apartment has been thoughtfully converted into a stylish one-bedroom home, benefiting from its own private entrance. Currently vacant and offered with no onward chain, this leasehold property presents a fantastic investment opportunity, as well as a perfect home for a first time buyer.

Located on Barbican Road in the popular Fishergate area, the property enjoys a prime position just moments from York's historic city walls, the Barbican events centre, and walking distance to the Univerisity, making it particularly well-suited for short-term letting potential.

Accessed via its own front door, the apartment features an open-plan lounge, dining, and kitchen area to the front. The kitchen is finished in a classic redwood-effect shaker style with granite-effect worktops and integrated appliances. To the rear, a spacious double bedroom leads to a modern three-piece ensuite shower room, and walk-in wardrobe.

An ideal choice for investors looking to expand their portfolio in a central York location, with the freehold available by separate negotiation.

Lease Length 999 Years from purchase  
Ground Rent £0  
Service Charge TBC

Council Tax Band- A

