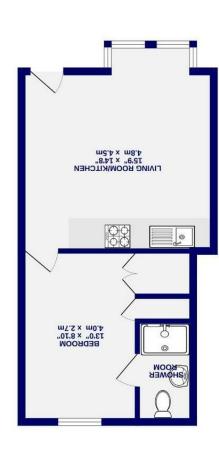


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the

GROUND FLOOR 385 sq.ft. (35.7 sq.m.) approx.



Barbican Road Off Fishergate, York AA2 OfOY

AAG OIOY

Leasehold A - bne8 xeT lionuo - A

- One Bedroom Apartment
- Ground Floor
- Vacant Possesion
- No Onward Chain
- Ideal Location For Short Term
- Modern Facilities
- EbC C
- information. We have not tested any services, 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 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 contectness of each of the statements 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 property on behalf of the vendor.

## 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 University, 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











