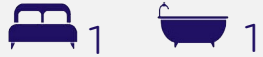




Barbican Road
Off Fishergate, York
YO10 5AA

Guide Price £200,000



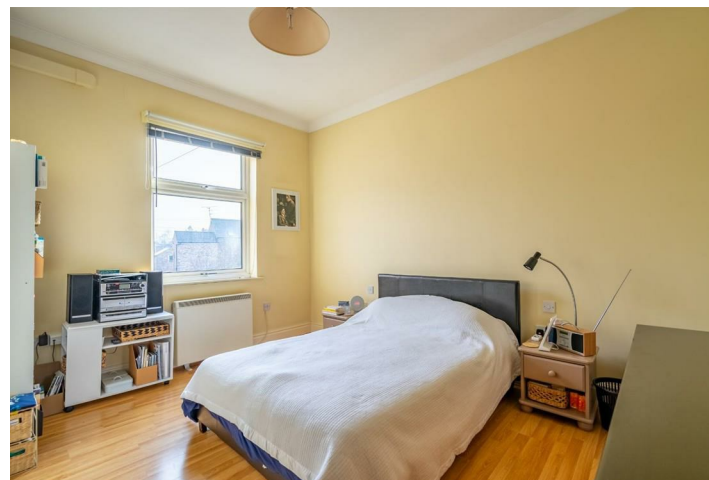
A spacious one-bedroom first floor apartment, ideally positioned in the popular Fishergate area on Barbican Road, just moments from York's historic city walls and the Barbican events centre. With its own private entrance and generous layout, this property is particularly well-suited to first time buyers, investors or those seeking short-term letting potential.

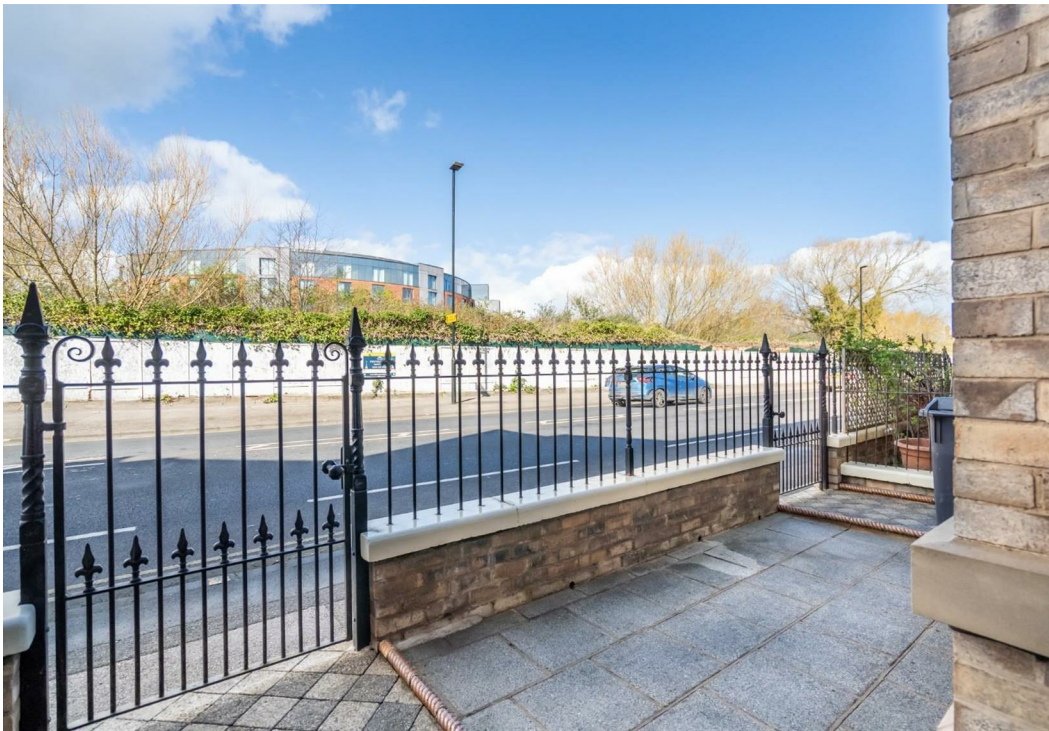
Accessed via a private front door, a surprisingly large entrance hallway offers ample storage and even space for a study or office area beneath the stairs. Upstairs, the open-plan living and dining kitchen space is filled with natural light and features a charming wood-burning stove. The kitchen is finished in a pine-effect with complementary stone-effect worktops, offering both character and practicality.

To the rear of the property, the double bedroom enjoys privacy and comfort, complete with an en-suite shower room.

Offered with no onward chain, this well-located apartment is a fantastic opportunity in a thriving central location. Ideal property for first time buyers.

Council Tax Band: A
Lease Length 999 Years from purchase
Ground Rent £0
Service Charge TBC



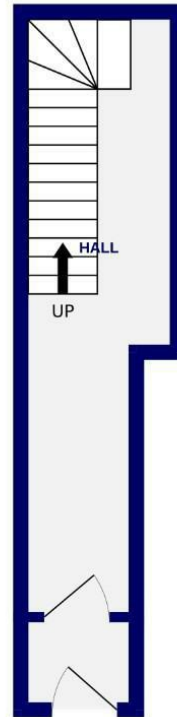


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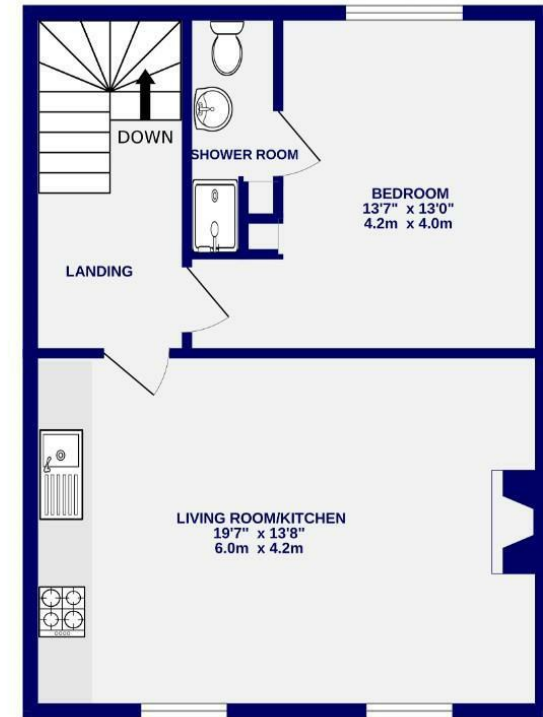
Freehold
Council Tax Band - A

- First Floor Apartment
- One Bedroom
- No Onward Chain
- Ideal Location For Short Term Letting
- Period Features
- Modern Facilities
- Ideal Property For First Time Buyers
- EPC - C

GROUND FLOOR
139 sq.ft. (12.9 sq.m.) approx.



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



TOTAL FLOOR AREA : 657 sq.ft. (61.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/sheds will form part of the overall floor area 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.
Made with Metropix 62025

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, 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, measurements, 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 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.