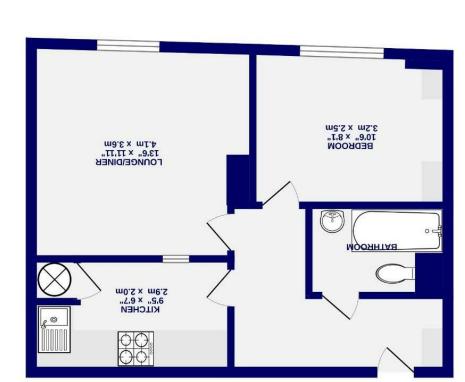


property on behalf of the vendo

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 inspection or by otherwise regarding order, or that the property is in good structural condition or otherwise. Any areasurements, 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 contains 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 contains and are not enter into any contract relating to the

- EbC LBC
- No Onward Chain
- River & City Views
  - Turnkey
- Exposed Beams & Brickwork
  - Central City Position
- Can Be Used As A Holiday Let
  - Investment Opportunity
    - One Bed Room
- Charming Ground Floor Apartment

> YOJ 6DX , York



GROUND FLOOR 382 sq.ft. (35.5 sq.m.) approx.



## Skeldergate , York YO1 6DX

## £230,000





Welcome to Woodsmill Quay, a beautifully presented onebedroom apartment set in the very heart of York. Perfectly positioned close to an array of local amenities, shops, and popular eateries, this fantastic home offers the ideal blend of city-centre convenience and riverside charm. The train station is just a short stroll away, and picturesque river and park walks are right on the doorstep. This property offers a fantastic turnkey opportunity or holiday let.

The apartment is accessed via a welcoming hallway that leads into a stylish kitchen, complete with a range of modern wall and base units. Characterful original exposed beams run through into the bright and inviting living/dining area, where arched windows offer stunning views across the river, York Minster, and the historic city skyline. This space combines contemporary finishes with period charm, creating a perfect spot to relax or entertain.

The bedroom is equally well presented, with continued views of the river and striking exposed brickwork that adds warmth and character. The house bathroom is finished with a classic white suite, shower over bath, and further exposed brick detailing, a nod to the building's original features.

Offering a unique opportunity in an iconic location, this charming apartment would make a superb holiday let or city-centre bolt hole. Properties like this, combining views, history, and location rarely come to market. Early viewing is highly recommended.

Leasehold Length of lease-101 years remaining Ground rent- £100 per annum Service charge- £2,200 per annum

Council Tax Band - Exempt



















