



5 Clifford Street
, York
YO1 9RG

£295,000



Forming part of this exclusive development, coming to the market for the first time since the conversion of this fantastic building to provide a range of unique city centre apartments of the highest quality. This particular apartment is situated on the top floor. Given the size and location of the property it would lend itself to being a stunning city centre home.

The apartment features a welcoming entrance hallway leading to an open-plan living, dining, and kitchen area with integrated appliances. Both bedrooms are generously sized doubles, with built in wardrobes, while a stylish three-piece bathroom completes the accommodation.

Additional benefits include lift access, a secure a 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. 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- 990 years
New Build Lease
Service Charge £2330.18
Ground Rent to be confirmed

Council Tax Band - D



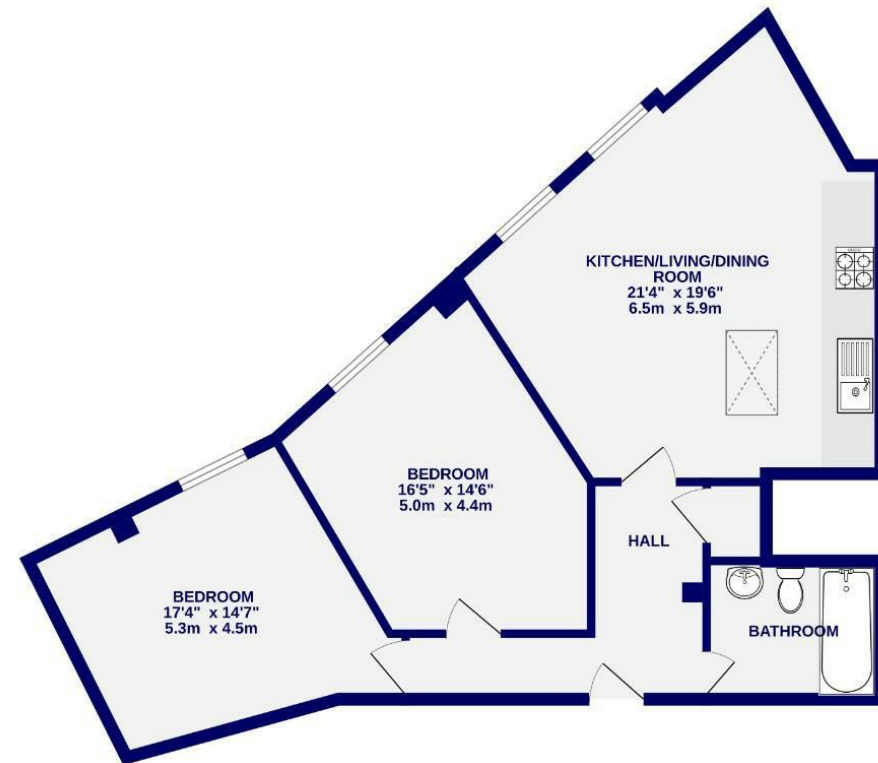


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Leasehold
Council Tax Band - D

- CITY CENTRE LOCATION
- TWO BEDROOM
- MODERN BATHROOM SUITE
- KITCHEN WITH INTEGRATED APPLIANCES
- OPEN PLAN LIVING AREA
- LIFT ACCESS
- TOP FLOOR
- VIEWING RECOMMENDED
- EPC C

THIRD FLOOR
721 sq.ft. (67.0 sq.m.) approx.



22
TOTAL FLOOR AREA: 721 sq.ft. (67.0 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 garageholders 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 is given as to their operability.
Made with Metropix 6/2025

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.