



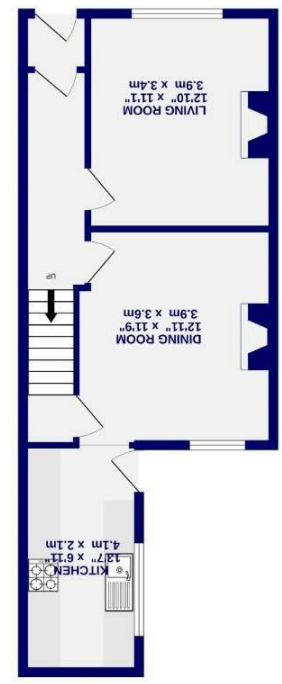
George Street Walmgate, York YO1 9QB

Freehold
Council Tax Band - C

- Period Townhouse
- Two Double Bedrooms
- First Floor Bathroom
- Ideal Investment Opportunity
- Central Position
- Well Presented Throughout
- No Onward Chain
- EPC D

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 only 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.

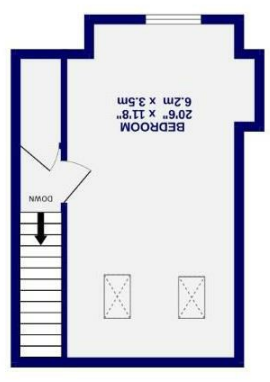
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is recommended that you obtain your own measurements. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability.
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GROUND FLOOR
466 sq ft. (43.3 sq m.) approx.



1ST FLOOR
376 sq ft. (34.9 sq m.) approx.



2ND FLOOR
269 sq ft. (25.0 sq m.) approx.

TOTAL FLOOR AREA: 1111 sq ft. (103.2 sq m.) approx.

George Street
Walmgate, York
YO1 9QB

£374,500

2 1

Located in the heart of York, just moments from the city's shops, restaurants and historic landmarks, is this beautifully presented and deceptively spacious period townhouse. Set over three floors, the property offers generous living accommodation throughout, combining character features with practical modern touches. Ideal for a number of buyers, including those looking to purchase a holiday let property, due to its central position.

The ground floor offers a small vestibule into a central hallway, leading to two well proportioned reception rooms. The front living room is filled with natural light from a large sash window with internal shutters and features a striking Victorian arched fireplace with open fire and timber flooring. To the rear is a charming dining room with wood burning stove, timber flooring and views over the courtyard. A galley style kitchen sits beyond, offering a range of modern fitted units, integrated oven, gas hob and extractor, with space for further appliances.

The first floor provides a generous double bedroom and a well appointed house bathroom, complete with both a bath and separate shower. There is also a useful walk in storage area. On the top floor is a particularly spacious second bedroom, with dormer window and two roof lights - ideal for use as a bedroom and home office combined.

Externally, the property enjoys a private rear courtyard with two brick built outhouses, ideal for storage or utility use, along with space for outdoor seating or dining. A rear gate offers access to a service lane.

Offered with no onward chain, early viewing is highly recommended to appreciate all that is on offer.

Council Tax Band - C

