



## Barbican Mews, York, YO10 5BZ

- First Floor Apartment
- No Onward Chain
- Excellent Rental Investment
- Two Bedrooms
- Allocated Parking
- Council Tax Band B

**£170,000**



# Barbican Mews, York, YO10 5BZ

## DESCRIPTION

Barbican Mews offers a distinctive opportunity close to York's historic centre. With both allocated parking and the added benefit of a visitor parking space, this first-floor home combines convenience with a location seldom found in city living.

Enjoying a superb position within walking distance of York railway station, the city walls, and the vibrant amenities of the centre, residents are perfectly placed to experience the city's rich mix of shops, restaurants, cafés, and cultural attractions.

The welcoming hallway leads to a well-proportioned living room, providing ample space for relaxation or entertaining. A separate kitchen sits just off the hallway, fitted with a range of units.

The apartment features two bedrooms: a principal double and a versatile second room, ideal as a guest bedroom, study, or additional living space. A three-piece bathroom completes the internal accommodation.

Further benefits include electric heating, double glazing, and the convenience of both allocated and visitor parking at the front of the development.

Barbican Mews is ideal for first-time buyers or investors and is offered with no onward chain.







Total floor area 48.8 sq.m. (525 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

### Viewings

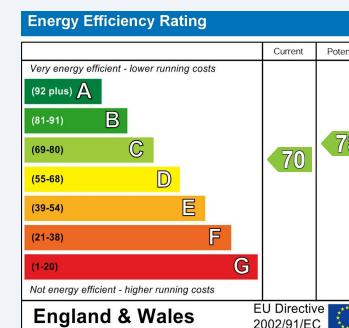
Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.