



St. Denys Road, York, YO1 9PU

- Two Bedroom Apartment
- Secure Allocated Parking Space
- Excellent Rental Investment
- City Centre

- ***SOLD AS FURNISHED OR UNFURNISHED***
- No Onward Chain
- Secure Cycle Storage in Car Park.
- Council Tax Band C

£250,000



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An impressive two-bedroom apartment set within York's city walls, offering an open-plan living space, two bathrooms, and the rare advantage of secure allocated parking and cycle storage. Positioned just off Walmgate, the apartment is moments from independent cafés, restaurants and bars, with easy access out towards the A64.

Accessed via a secure communal entrance with lift and stairs to the second floor, the apartment opens into a hallway leading to the main double bedroom, featuring a bay window with views towards Walmgate and York Minster, along with a fully tiled Jack & Jill bathroom.

Stairs lead down to the heart of the home — a bright open-plan lounge/diner with windows on two elevations and a fitted kitchen with integrated appliances, double fridge/freezer and washer/dryer. A second double bedroom adjoins this space, served by a fully tiled shower room. Both bedrooms include ottoman-style beds, which can remain if desired.

Externally, the development offers secure gated parking, cycle storage, and well-kept communal gardens, creating a peaceful setting in one of York's most vibrant central locations.



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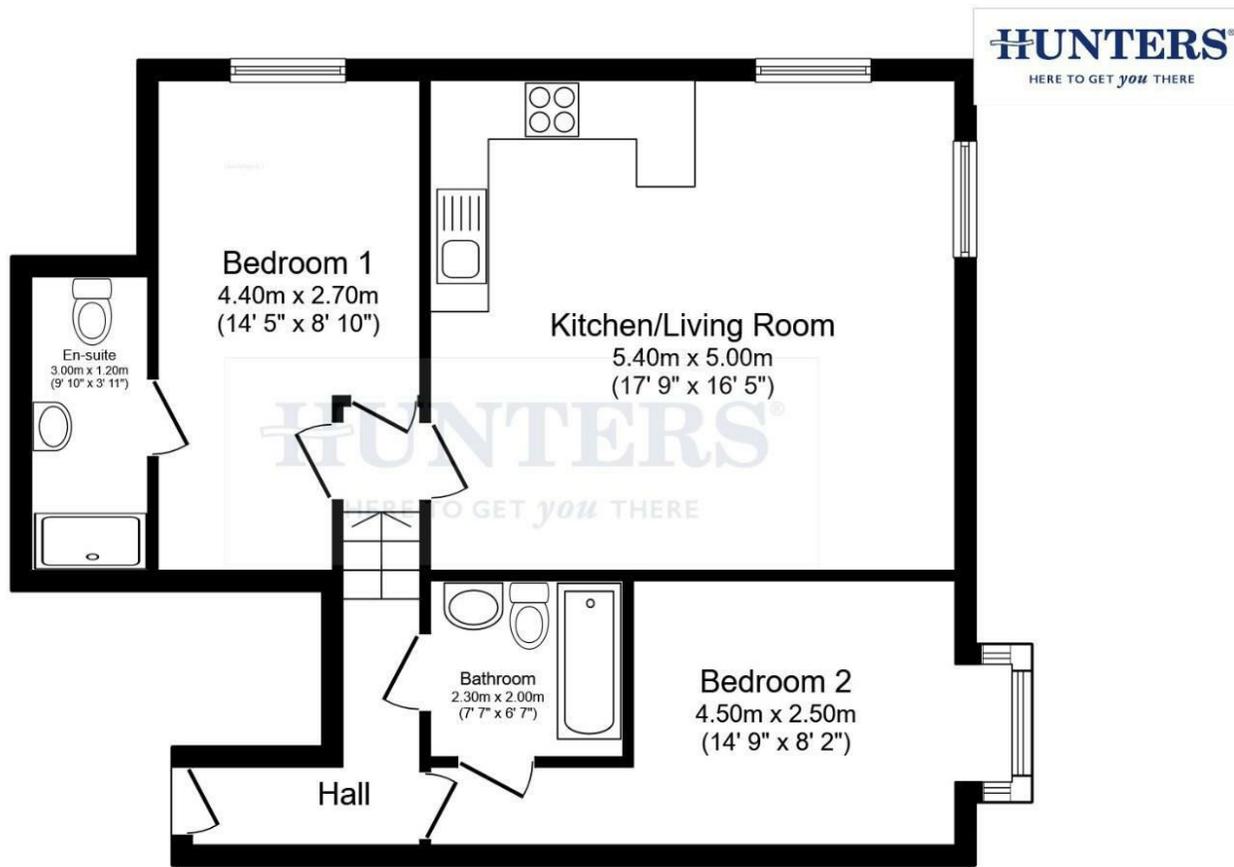


Compliance

Agents are required by law to conduct anti-money laundering checks on all those buying a property. We outsource the initial checks to a partner supplier, Coadjute, who will contact you once you have had

an offer accepted on a property you wish to buy. The cost of these checks is £40 + VAT per person. This is a non-refundable fee. These charges cover the cost of obtaining relevant data, any manual checks and monitoring which might be required.

This fee will need to be paid, and the checks completed in advance of the office issuing a memorandum of sale on the property you would like to buy.



Total floor area 64.5 sq.m. (694 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

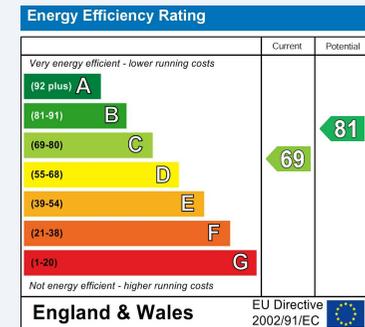
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.



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