



## Emperors Wharf, Skeldergate, York

£240,000

**Stephensons**  
estate agents & chartered surveyors

# S

Skeldergate,  
York YO1 6DQ

Est. 1871

£240,000

A charming two-bedroom riverside apartment located in the exclusive Emperor's Wharf development, offered with no onward chain and secure allocated parking within York's city centre.

Accessed via a secure fob-entry communal hallway, the apartment is entered through a solid timber door into a welcoming entrance hall, with doors leading to all principal rooms.

The spacious living area is a bright and well-proportioned dual-aspect room, featuring an electric storage heater and patio doors that open onto a stylish private balcony, providing an ideal space to relax and enjoy the surroundings. The kitchen is fitted with a range of wall and base units and incorporates a stainless-steel sink with mixer tap and drainer, electric oven and hob, fridge/freezer, and washing machine.

The principal bedroom is double in size, benefitting from an electric storage heater, uPVC double-glazed windows, and built-in wardrobe. The secondary bedroom is also generously sized, with electric storage heater and uPVC double-glazed windows. Completing the accommodation is the house bathroom, which comprises a panelled bath with shower over, pedestal wash basin, heated towel rail, and low-flush WC.

Externally, the property enjoys the added benefit of a secure,



Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps  
download speed  
EPC Rating: C - 80  
Council Tax: D - City of York  
Current Planning Permission: No current valid  
planning permissions

Imagery Disclaimer: Some photographs and  
videos within these sales particulars may have  
been digitally enhanced or edited for marketing  
purposes. They are intended to provide a general  
representation of the property and should not  
be relied upon as an exact depiction.

\*Broadband speeds are predicted based on the  
address entered. You should check with  
broadband suppliers in your area to confirm your  
maximum speed available.



allocated underground parking space, accessed via remote-controlled gates. A lift provides convenient access directly to the first floor.

Ideally positioned along the riverside, the apartment is just a short walk from York city centre and its wealth of shops, restaurants, bars, and cultural attractions. The popular Bishopthorpe Road, renowned for its independent cafés, restaurants, and local amenities, is also close by, while York railway station is within easy walking distance, making this an excellent choice for commuters and city professionals alike.

#### Tenure & Lease Details:

- Tenure: Share of Freehold
- Lease Length: 999 years from 1997
- Service Charge: 2600 per annum (includes buildings insurance and water bills)
- Ground Rent: Nil.

## Partners:

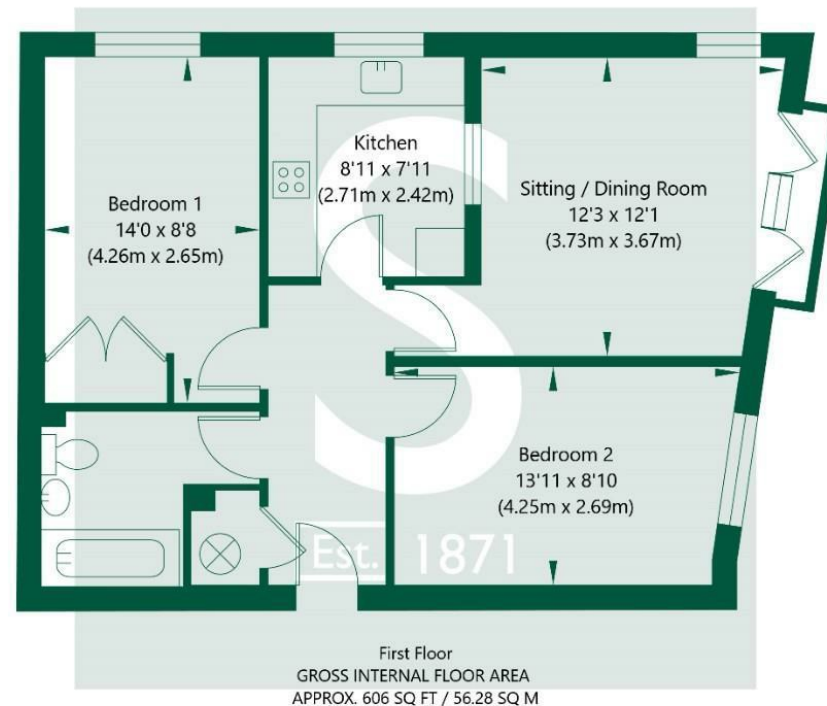
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

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## Emperors Wharf, Skeldergate, York, YO1 6DQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 606 SQ FT / 56.28 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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