

Ashtons

Hallfield Road, Guildhall, York, YO31 7XQ

Hallfield Road
Guildhall, York
YO31 7XQ

Offers Over £180,000

1 1

Perfectly positioned just under half a mile from York city centre, this spacious ground floor apartment enjoys easy access to an excellent selection of independent cafés, restaurants, shops and everyday amenities.

Well placed for York Railway Station and the city's historic attractions, it offers an exceptional opportunity for first-time buyers, professionals or investors seeking a stylish home in one of York's most convenient and sought-after locations.

A secure communal hallway leads to the apartment's private entrance, opening into a bright and spacious open-plan living, dining, and kitchen area. Sliding doors provide direct access to a generous sunny private courtyard, creating a seamless connection between the indoor and outdoor spaces. The contemporary kitchen is fitted with sleek white cabinetry, chrome handles, and a range of integrated appliances.

The property further benefits from a generously sized double bedroom and a stylish, modern shower room.

The property offers excellent investment potential while also making an ideal first home for those seeking a well-presented apartment in a highly convenient location close to York city centre.

Managed Freehold
Length of lease- 993 years remaining
Ground rent - peppercorn
Service Charge- £1,236 per annum



















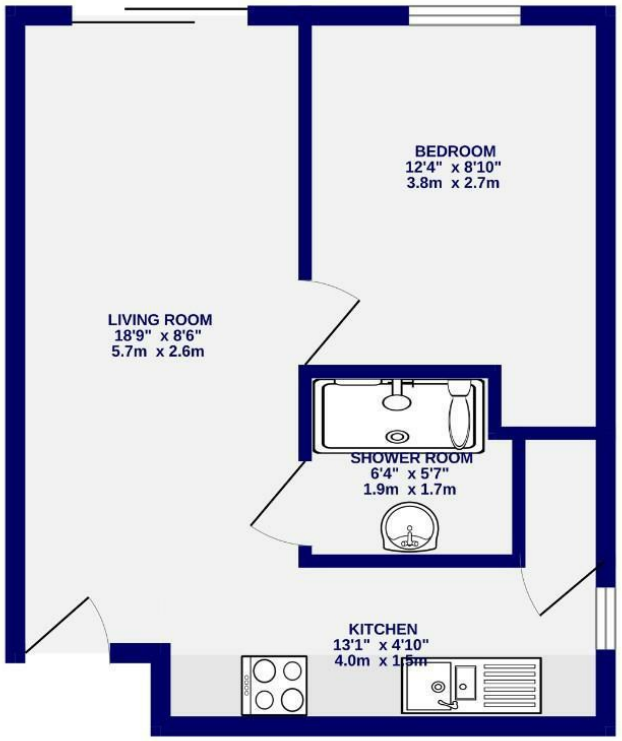


Hallfield Road
Guildhall, York
YO31 7XQ

Leasehold
Council Tax Band - B

- Stylish One Bedroom Ground Floor Apartment
- Contemporary Open Plan Living
- Private Courtyard Terrace
- Generous Double Bedroom
- Modern Integrated Kitchen
- Luxury Shower Room
- Convenient City Centre Location
- EPC B

GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 355 sq.ft. (33.0 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 garage/stores 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 as to their operability.
Made with Metropix ©2026

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN