

Ashtons

64 Walmgate, Walmgate, York, YO1 9XF

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£540,000

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Located in the highly sought-after area of Walmgate, just a short walk from York city centre, the railway station and an extensive range of local amenities, is this substantial freehold property comprising two self-contained leasehold apartments. Surrounded by an array of independent shops, eateries and vibrant social venues right on its doorstep, this property presents an exciting investment opportunity in one of York's most popular central locations.

Offered for sale as a going concern, the property currently generates an approximate rental income of £2,400 per month across the two apartments and has been well maintained throughout.

Internally, the property is accessed via a private entrance door leading into a communal stairwell serving both apartments. Each apartment offers generous and well-balanced accommodation, with similar layouts throughout. Both comprise an entrance hall leading through to a deceptively spacious living room positioned to the front elevation, featuring an attractive fireplace as a focal point. Adjacent are two well-proportioned double bedrooms.

Positioned to the rear the apartments offer a fitted kitchen diner benefitting from a range of shaker-style wall and base units, ample worktop and storage space, as well as access through to a three-piece bathroom suite.

Due to the property's size, flexibility and prime central location, opportunities such as this rarely come to market. Offered with no onward chain, early viewing is highly recommended.

Listed building

Freehold is included in the sale

















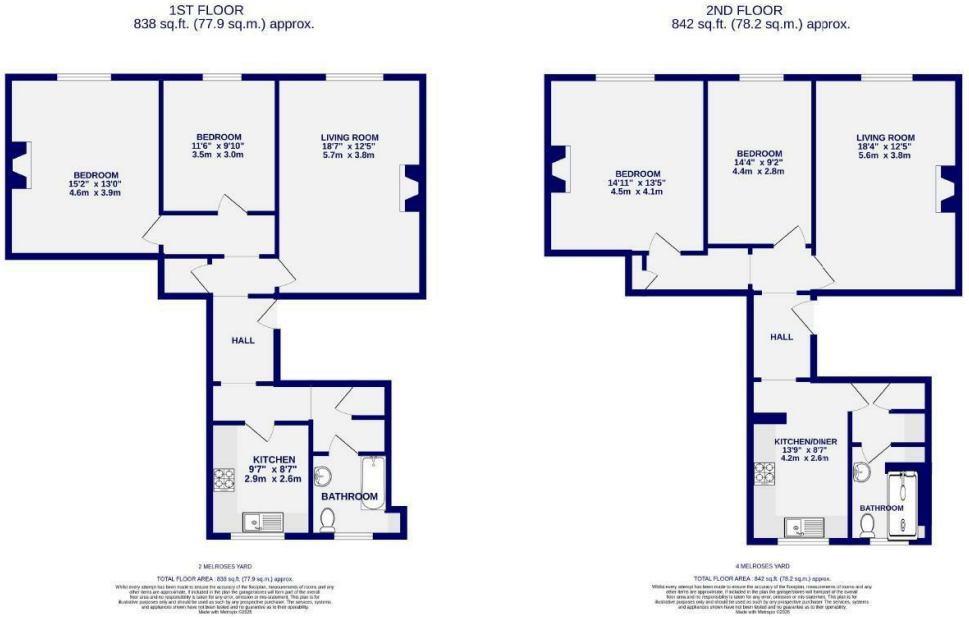




64 Walmgate
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YO1 9XF

Freehold
Council Tax Band - B

- Two Apartments For Sale & Freehold
- Both Two Bedroom Apartments
- Prime Location
- Well Presented Throughout
- Sold As Going Concern
- Perfect Investment Property
- No Onward Chain
- EPC D



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Ashtons

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