



# Goodramgate City Centre, York YO1 7LS

£300,000



Situated in the heart of York city centre, this beautifully presented first floor apartment offers spacious accommodation and impressive full height windows overlooking Goodramgate. Currently operating as a successful holiday let with future bookings, the property represents an excellent investment opportunity and is offered with no onward chain.

Hunter House occupies a superb position on one of York's most historic streets, surrounded by independent shops, cafés, bars and restaurants. York Minster and the city's many attractions are only a short walk away.

A communal entrance provides both staircase and lift access to the apartment. Internally, a welcoming entrance hallway leads into a generous open plan living, dining and kitchen area. Full height windows flood the space with natural light and provide an excellent outlook over Goodramgate.

The contemporary kitchen is fitted with gloss wall and base units, a sink and drainer, integrated oven, hob and extractor, dishwasher, fridge and freezer, together with plumbing for a washing machine. The room also benefits from electric heating and air conditioning.

The spacious double bedroom features a further full height window and has access to a private en suite shower room with a shower enclosure, WC, wash hand basin with vanity storage and heated towel rail.

A separate bathroom provides the unusual advantage of a second bathing facility and comprises a bath with shower above, WC, wash hand basin with vanity storage and a heated towel rail.

Externally, residents have access to communal bicycle and bin storage.

A rare opportunity to acquire a stylish and established holiday let in a prime city centre location, early viewing is highly recommended.

Leasehold  
Length of lease-240 years remaining  
Ground rent - £340 per annum  
Ground rent review period- every 5 years  
Service Charge- £2,532 per annum



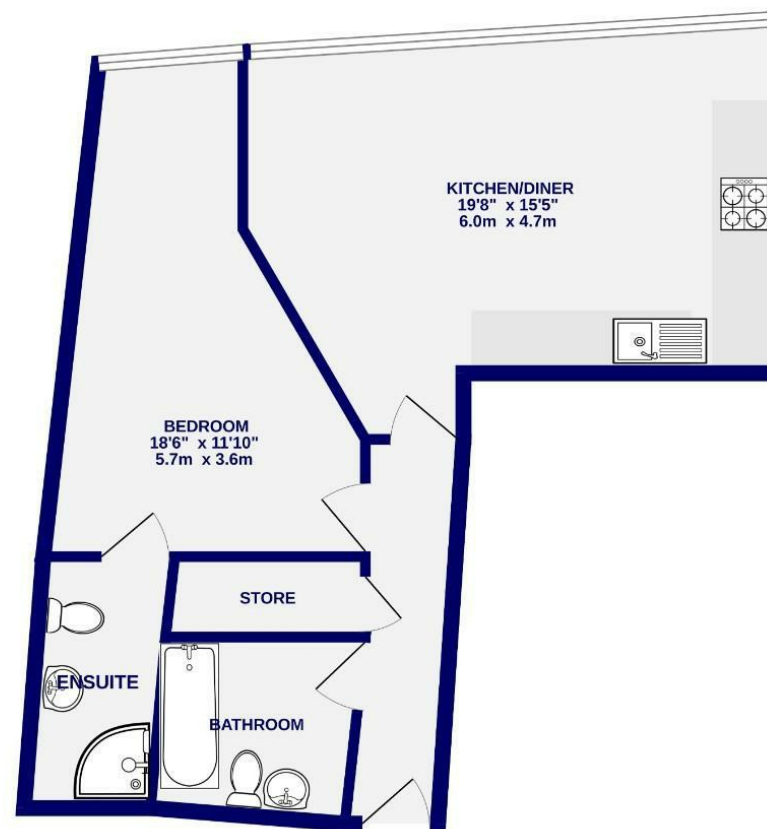


# Goodramgate City Centre, York YO1 7LS

Leasehold  
Council Tax Band - Exempt

- First Floor Apartment
- Popular Holiday Let
- One Double Bedroom
- City Centre Location
- Two Bathrooms
- Open Plan Living Dining Kitchen
- EPC TBC

1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 558 sq.ft. (51.9 sq.m.) approx.

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