



**Walmgate, York YO1 9UA**

 william  
h brown

**welcome to**

**Walmgate, York**

Set within York's historic city walls, this well-located two-bedroom flat offers comfortable living just a short walk from the city centre.



## Entrance Hall

## Lounge

12' 4" into recess x 10' 9" ( 3.76m into recess x 3.28m )

## Kitchen

13' 6" x 12' 5" ( 4.11m x 3.78m )

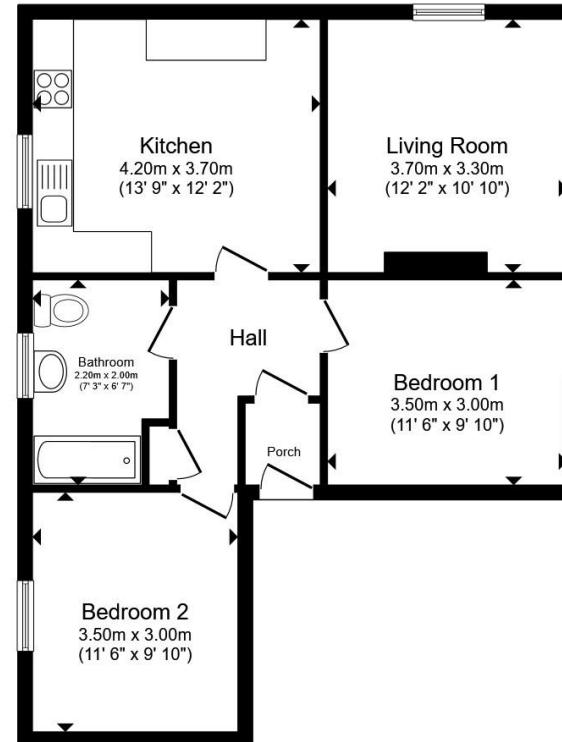
## Bedroom One

14' 6" x 9' 6" ( 4.42m x 2.90m )

## Bedroom Two

11' x 10' 2" ( 3.35m x 3.10m )

## Bathroom



**Floor Plan**

Total floor area 63.8 m<sup>2</sup> (687 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.propertybox.io](http://www.propertybox.io)



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welcome to

## Walmgate, York

- A TWO BEDROOM, SECOND FLOOR FLAT
- SET WITHIN THE HISTORIC CITY WALLS
- NO CHAIN
- A SPACIOUS KITCHEN
- A CHOICE OF LOCAL SHOPS, RESTURANTS AND AMENITIES ON YOUR DOOR STEP

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 693.64

Ground Rent: 10.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 17 Dec 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

**£200,000**



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Property Ref:  
YOR109744 - 0003

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Please note the marker reflects the postcode not the actual property

 william h brown



**01904 621138**



York@williamhbrown.co.uk



48 Goodramgate, YORK, North Yorkshire, YO1 7LF



[williamhbrown.co.uk](http://williamhbrown.co.uk)