



- First Floor Apartment
- No Onward Chain
- Period Features
- Ideal Property For First Time Buyers

- One Bedroom
- Ideal Location For Short Term Letting
- Modern Facilities
- EPC - C

A spacious one-bedroom first floor apartment, ideally positioned in the popular Fishergate area on Barbican Road, just moments from York's historic city walls and the Barbican events centre. With its own private entrance and generous layout, this property is particularly well-suited to first time buyers, investors or those seeking short-term letting potential.

Accessed via a private front door, a surprisingly large entrance hallway offers ample storage and even space for a study or office area beneath the stairs. Upstairs, the open-plan living and dining kitchen space is filled with natural light and features a charming wood-burning stove. The kitchen is finished in a pine-effect with complementary stone-effect worktops, offering both character and practicality.

To the rear of the property, the double bedroom enjoys privacy and comfort, complete with an en-suite shower room.

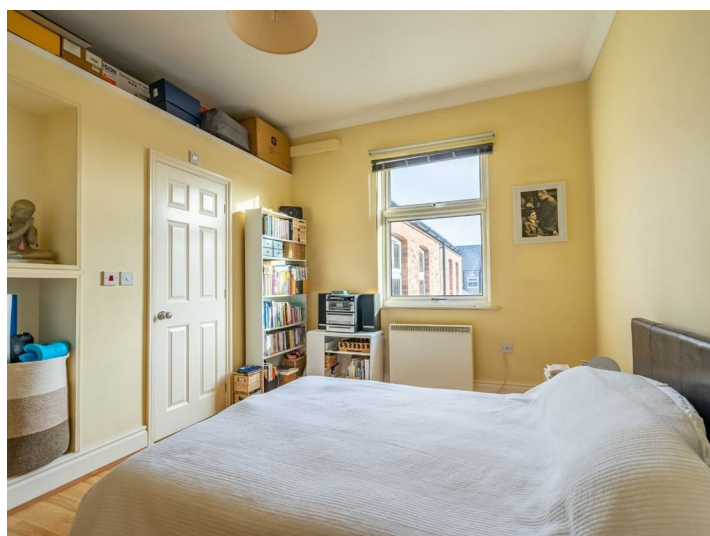
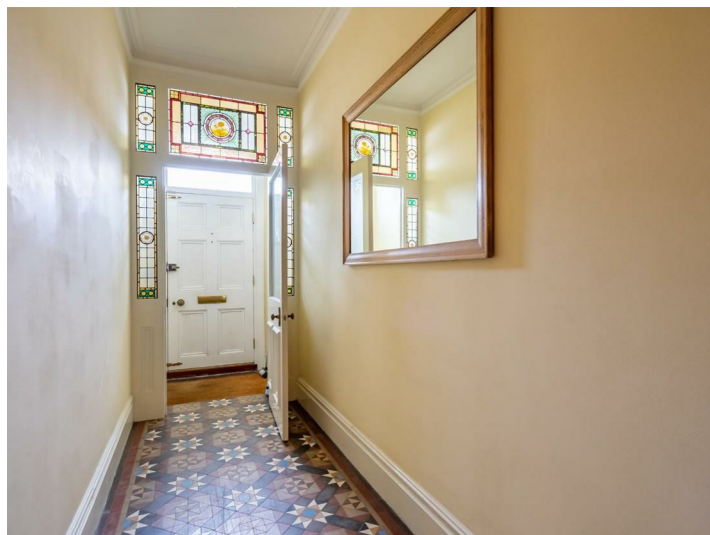
Offered with no onward chain, this well-located apartment is a fantastic opportunity in a thriving central location. Ideal property for first time buyers.

Council Tax Band: A

Lease Length 999 Years from purchase

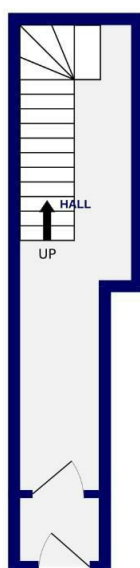
Ground Rent £0

Service Charge TBC



GROUND FLOOR
139 sq.ft. (12.9 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA: 657 sq.ft. (61.0 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 partitions will form part of the overall floor area and the 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 are guaranteed as to their operability.
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