



- Ground Floor Apartment
- Open Plan Kitchen Diner
- Ideal First Home Or Investment
- EPC D

- One Double Bedroom
- Central Location
- Shared Courtyard

Located within easy walking distance of York city centre and the train station, this well-presented one bedroom ground floor apartment offers a fantastic opportunity for both first time buyers and investors alike. Offered with no onward chain, the property has previously been a successful rental property, but is now offered with vacant possession having recently been redecorated.

The accommodation comprises an open plan living and kitchen area, large enough for a range of furniture, and fitted with an integrated oven and gas hob, creating a practical and sociable space for everyday living. The bathroom is fitted with a modern suite including a shower over the bath.

Externally, the property enjoys access to a shared rear courtyard along with a useful private storage shed and secure bike storage. Permit parking is also available, adding to the overall convenience of this well-located home.

Leasehold
Length of lease- 986 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £0

Council Tax Band- A

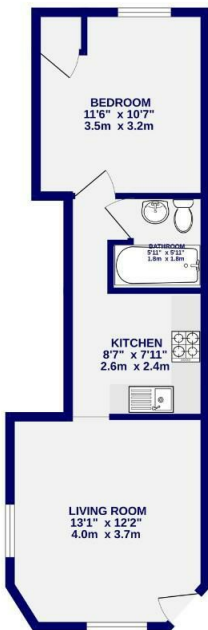
* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

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GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 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. It is included in the plan for perspective only and is not to be used as a guide. These areas 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 floorplan (2024).

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