



Walmgate City Centre, York YO1 9TB

£325,000



Set within a characterful period building in the heart of York city centre, this newly converted duplex apartment offers stylish and flexible accommodation across the second and third floors, finished to a high standard throughout. Blending exposed period features with a contemporary open plan layout, the property is ideally suited to both owner occupiers and investors alike.

Malt Shovel Court is a quiet cul de sac, set back through an archway from the vibrant and bustling Walmgate, offering a peaceful setting just moments from the city's shops, restaurants and historic landmarks.

Accessed via its own private front door, an entrance staircase leads up to a striking loft style living space. The open plan living dining kitchen is a real focal point of the home, featuring exposed beams and a thoughtfully designed modern kitchen with handleless light grey units, integrated appliances and a central breakfast bar with inset sink. Wood effect wall units add warmth and character, while a bay window seat provides a charming spot to relax and enjoy the surroundings.

The apartment offers two well proportioned double bedrooms, with the principal bedroom benefitting from a stylish ensuite shower room. A separate contemporary family bathroom serves the second bedroom.

Unusually for a city centre apartment, the lease allows for holiday and short term letting with no restrictions, presenting a rare and highly flexible opportunity with strong investment potential.

A selection of rooms have been dressed using AI for illustrative purposes.

Lease Information

Lease Length 999 years

Ground Rent £0 for the life of the lease

Service Charge £1,678.40 per annum

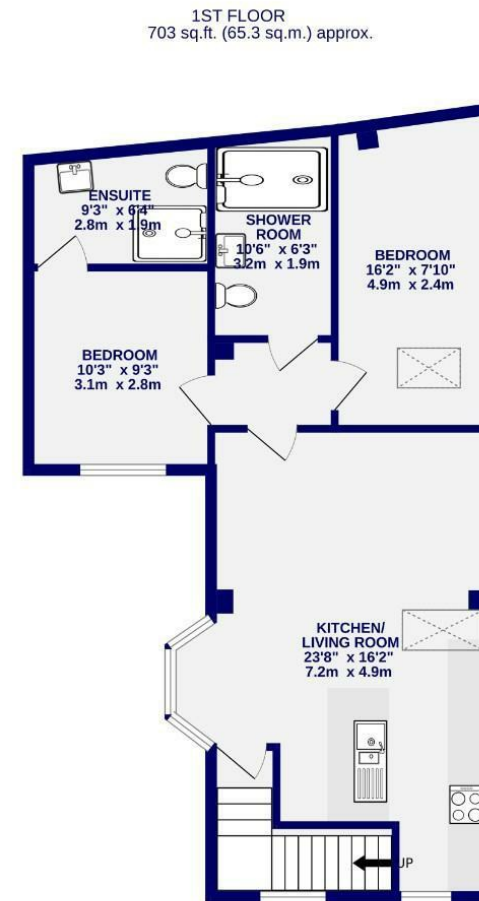




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Leasehold
Council Tax Band - C

- First Floor Apartment
- Newly Converted and Modernised
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living Dining Kitchen
- Lease Allows Holiday Lets
- EPC TBC



TOTAL FLOOR AREA - 703 sq.ft. (65.3 sq.m.) approx.
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