



2 Victoria Bar Apartments Victor Street
York, YO1 6HQ

Guide Price £195,000

NO ONWARD CHAIN! Located in one of York's finest residential buildings we are delighted to offer for sale this ground floor one bedroom apartment within the quiet, convenient and central area of Bishophill.

Close to York railway station and many city centre amenities, this property is suitable for investment, first time purchase or a pied-à-terre. This quality property is not to be missed and is accessed via a secure entrance lobby with bags of charm, internally it comprises entrance hallway, open plan living/kitchen with fitted appliances, double bedroom and a large three piece shower room. Outside there is on street permit parking available plus bike and bin storage. An internal viewing is recommended to appreciate this wonderful apartment in this central location.

Communal Hallway

Secure entrance.

Entrance Hallway

Entrance door, power points, recessed spotlights. Luxury vinyl tiling.

Lounge Area

Window to rear, wood panelling, TV point, power points, electric infrared heater, recessed spotlights. Luxury vinyl tiling.

Kitchen Area

Modern Shaker kitchen units with Quartz counter tops, breakfast bar, sink with mixer tap, built-in electric oven and hob, slimline dishwasher, fridge and microwave, power points, recessed spotlights. Luxury vinyl tiling.

Bedroom

Timber framed window with shutter to rear, wood panelling, electric infrared heater, power points. Carpet.





Shower Room

Large tiled shower enclosure with Bert and May tiles, wash hand basin, low level WC, cupboard housing hot water cylinder, part tiled walls, electric heater, recessed spotlights. Tiled flooring.

Communal Areas

Storage area and bin/bike stores. Lease and service charge to be advised.

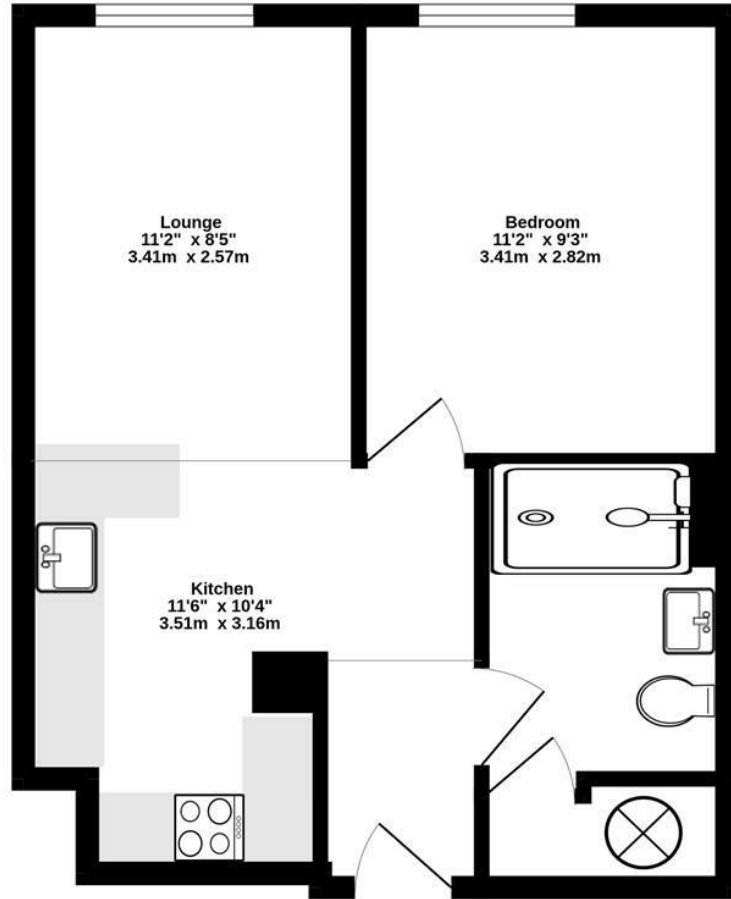
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



FLOOR PLAN

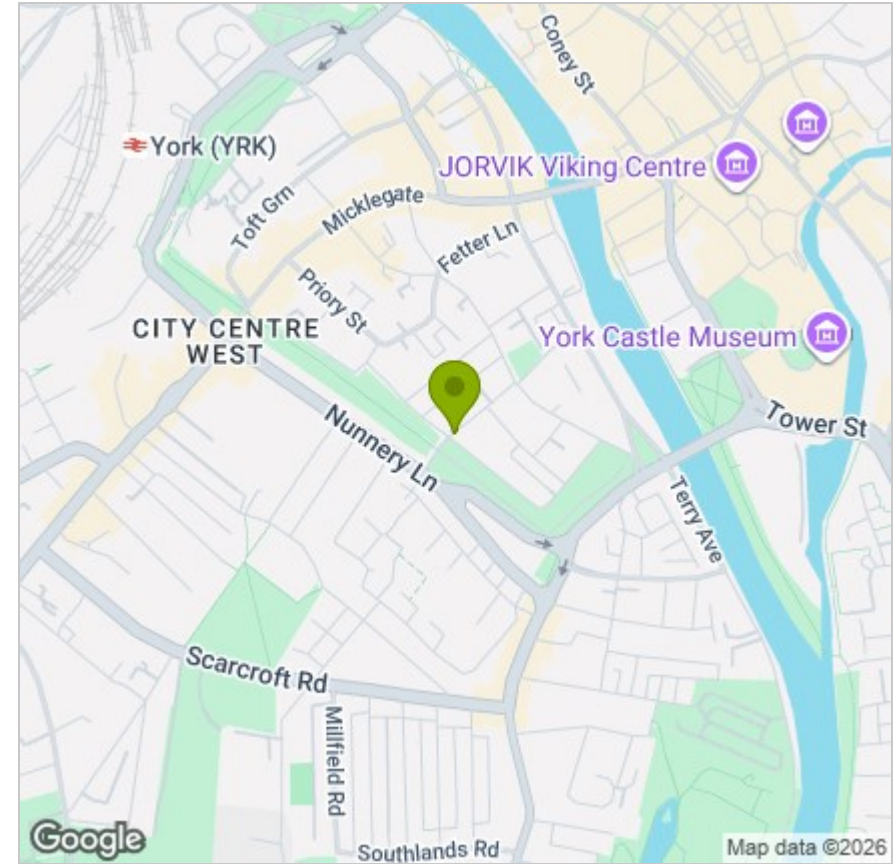
Ground Floor
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 376 sq.ft. (34.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.