



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.

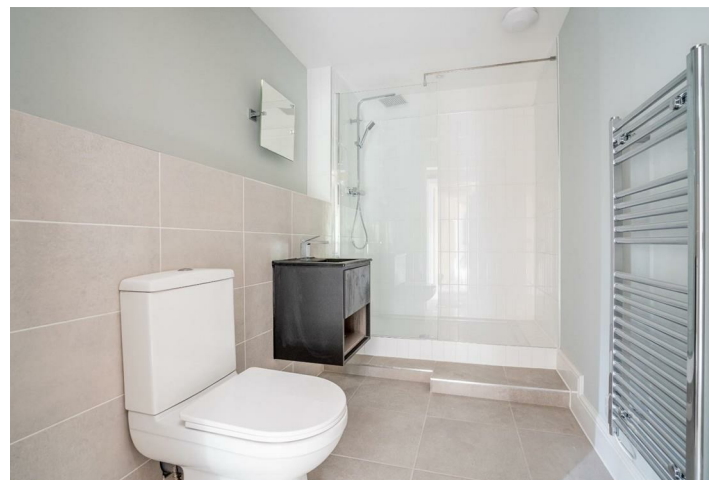
A selection of rooms have been dressed using AI for illustrative purposes.

Lease Information

Lease Length 999 years

Ground Rent £0 for the life of the lease

Service Charge £1,678.40 per annum

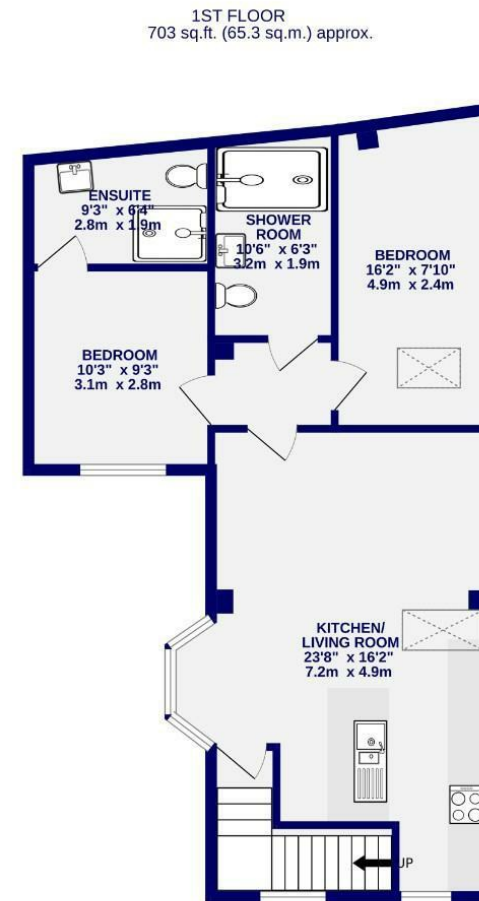




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Leasehold
Council Tax Band - C

- 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.
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 garage/shed will form part of the overall floor area 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.
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