



Walmgate
City Centre, York
YO1 9TJ

£235,000



Set within a characterful period building in the very heart of the city, this newly converted first floor apartment offers stylish, high quality accommodation finished to an excellent standard throughout. Thoughtfully renovated, the property successfully blends period charm with contemporary design, creating a home equally suited to owner occupation or short term letting.

Accessed via a communal stairway, the apartment opens into a light and well proportioned living and dining room enjoying views over Walmgate, placing you right in the city centre. From here, a central hallway leads through the apartment, creating a natural separation between living and sleeping space.

The double bedroom is a comfortable and well sized room, benefiting from useful built in storage. The shower room is finished in a modern style with quality fittings, while the separate fitted kitchen offers sleek units and contemporary finishes, ideal for both everyday living and letting use.

Importantly, the lease places no restrictions on holiday or short term letting, making this a rare and flexible opportunity within York city centre. Finished to a high standard throughout and positioned just moments from the city's shops, restaurants and historic attractions, this is an ideal city centre home or a highly attractive investment opportunity.

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

Lease Length:- 999 years
Lease Allows Short Term Lets
Ground Rent £0 For Life of the Lease
Service Charge £1300.42 per annum



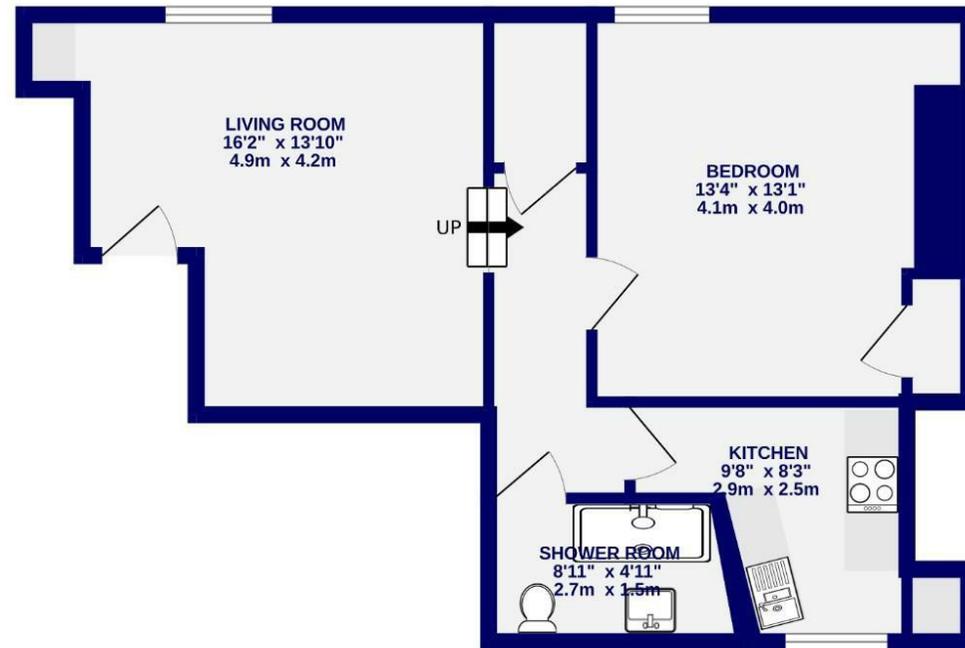


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Leasehold
Council Tax Band -

- Newly Renovated Apartment
- One Bedrooms
- First Floor Apartment
- Period Features
- Short Term Let Allowed In The Lease
- Modern Kitchen and Bathrooms
- EPC B

1ST FLOOR
516 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (47.9 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 guidelines will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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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