



64 Walmgate  
Walmgate, York  
YO1 9XF

Offers Over £600,000



Located in the highly sought-after area of Walmgate, just a short walk from York city centre, the railway station and an extensive range of local amenities, is this substantial freehold property comprising two self-contained leasehold apartments. Surrounded by an array of independent shops, eateries and vibrant social venues right on its doorstep, this property presents an exciting investment opportunity in one of York's most popular central locations.

Offered for sale as a going concern, the property currently generates an approximate rental income of £2,400 per month across the two apartments and has been well maintained throughout.

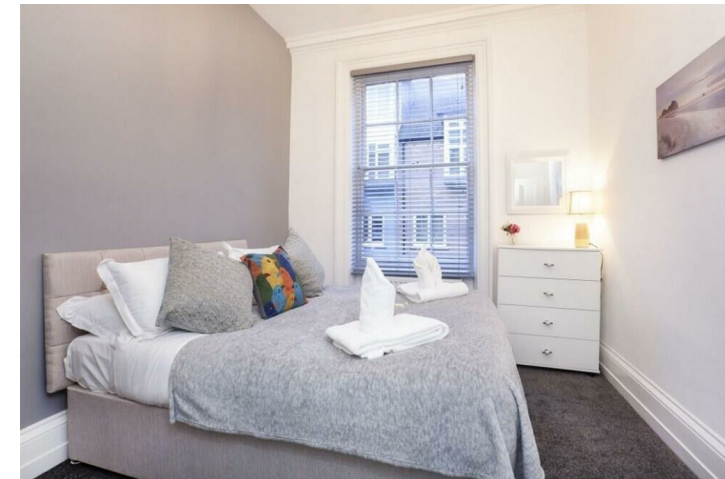
Internally, the property is accessed via a private entrance door leading into a communal stairwell serving both apartments. Each apartment offers generous and well-balanced accommodation, with similar layouts throughout. Both comprise an entrance hall leading through to a deceptively spacious living room positioned to the front elevation, featuring an attractive fireplace as a focal point. Adjacent are two well-proportioned double bedrooms.

Positioned to the rear the apartments offer a fitted kitchen diner benefitting from a range of shaker-style wall and base units, ample worktop and storage space, as well as access through to a three-piece bathroom suite.

Due to the property's size, flexibility and prime central location, opportunities such as this rarely come to market. Offered with no onward chain, early viewing is highly recommended.

Listed building

Freehold is included in the sale



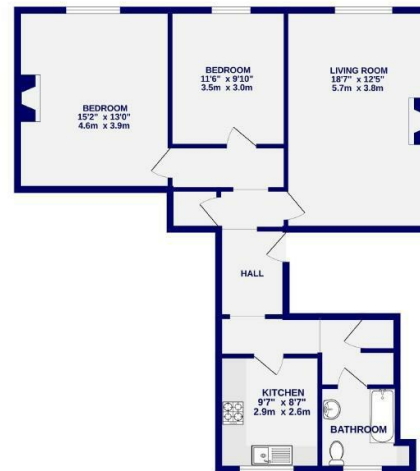


# 64 Walmgate Walmgate, York YO1 9XF

Freehold  
Council Tax Band - B

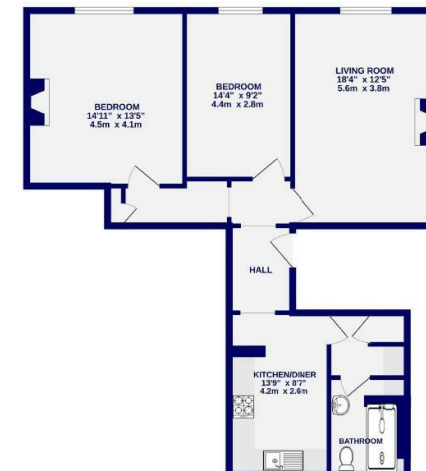
- Two Apartments For Sale & Freehold
- Both Two Bedroom Apartments
- Prime Location
- Well Presented Throughout
- Sold As Going Concern
- Perfect Investment Property
- No Onward Chain
- EPC D

1ST FLOOR  
838 sq.ft. (77.9 sq.m.) approx.



2 MEASURES WARD  
TOTAL FLOOR AREA: 838 sq.ft. (77.9 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas may vary slightly. It is advised that you check the measurements and layout of the property.  
This plan and the particulars are for guidance only and are not intended to constitute an offer. The plan is for information only and should not be used as a basis for any purchase or investment. The plan is for information only and should not be used as a basis for any purchase or investment. The plan is for information only and should not be used as a basis for any purchase or investment. The plan is for information only and should not be used as a basis for any purchase or investment.  
Made with Metacat (CAD)

2ND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.



4 MEASURES WARD  
TOTAL FLOOR AREA: 842 sq.ft. (78.2 sq.m.) approx.  
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Made with Metacat (CAD)

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.