Ashtons

64 Walmgate, Walmgate, York, YO1 9XF

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Walmgate, York
YO1 9XF

£280,000

2 1

Situated in the heart of York's historic Walmgate district, this spacious second-floor apartment offers an exceptional opportunity to acquire a characterful city-centre home within one of York's most vibrant and sought-after locations. Just moments from an excellent selection of independent cafés, restaurants, shops and bars, the property also enjoys easy access to York city centre, the railway station and many of the city's renowned attractions.

Occupying an elevated second-floor position within this attractive Grade II Listed building, the apartment extends to approximately 842 sq.ft. and provides bright, well-proportioned accommodation throughout. Accessed via a communal entrance and staircase, the property opens into a central hallway that serves all principal rooms.

The generous living room enjoys a pleasant front-facing aspect and offers an inviting space for both relaxation and entertaining, centred around an attractive period fireplace. There are two substantial double bedrooms, each offering ample space for furnishings and home-working arrangements if required.

A particular feature of the apartment is the spacious kitchen diner, which provides excellent room for dining and everyday living. Fitted with a range of wall and base units, the kitchen offers plentiful worktop and storage space, making it both practical and sociable. A well-appointed three-piece bathroom completes the accommodation.

Combining period charm with generous room sizes and an enviable city-centre location, this apartment will appeal to a wide range of purchasers including owner-occupiers, professionals, investors and those seeking a convenient York pied-à-terre.

Leasehold apartment with a share of the freehold included within the sale.

This can be agreed as vacant possession or with a tenant in situ.

Grade II Listed building.

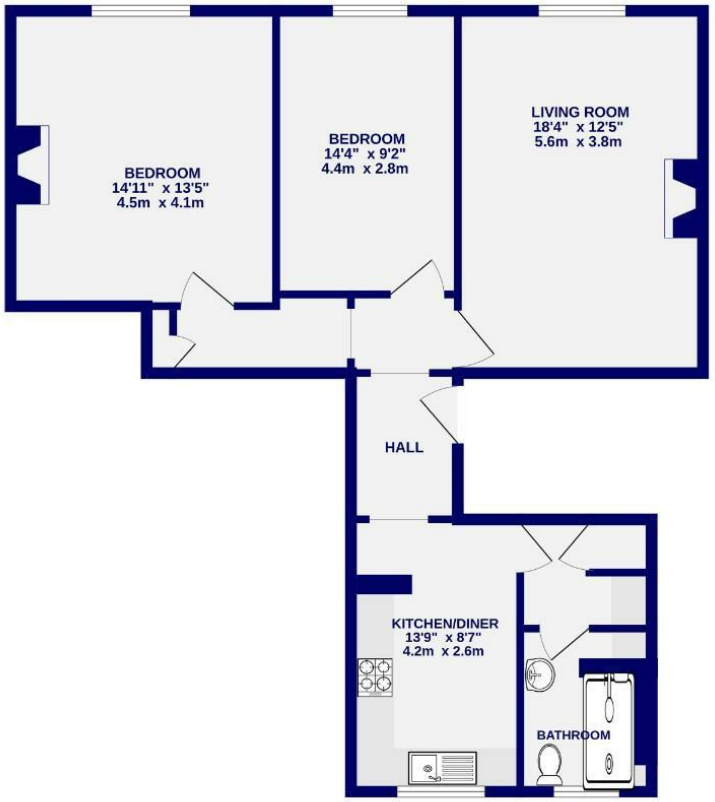
Lease: 999 Years
Ground rent £0
Service charge: Add Hoc
Council Tax Band B

64 Walmgate
Walmgate, York
YO1 9XF

Leasehold
Council Tax Band - B

- No Onward Chain
- Perfect Investment Property
- Sold As Going Concern
- Prime Location
- Well Presented Throughout
- Two Bedroom Apartment
- EPC D

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



4 MELROSES YARD

TOTAL FLOOR AREA : 842 sq.ft. (78.2 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/stores 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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