



8 Marygate Lane
York
YO30 7BJ

£190,000



Set just outside the city walls in the ever popular Bootham area, this modern first floor studio apartment offers bright, well designed accommodation within easy reach of York city centre, the railway station and the green spaces of the Museum Gardens and the riverside.

Located within a characterful converted building, the apartment benefits from high ceilings and sash windows which fill the space with natural light. The layout has been thoughtfully arranged to provide comfortable open plan living including an entrance hall, a bathroom with shower, a generous living area and a modern kitchen complete with built in fridge and cooker.

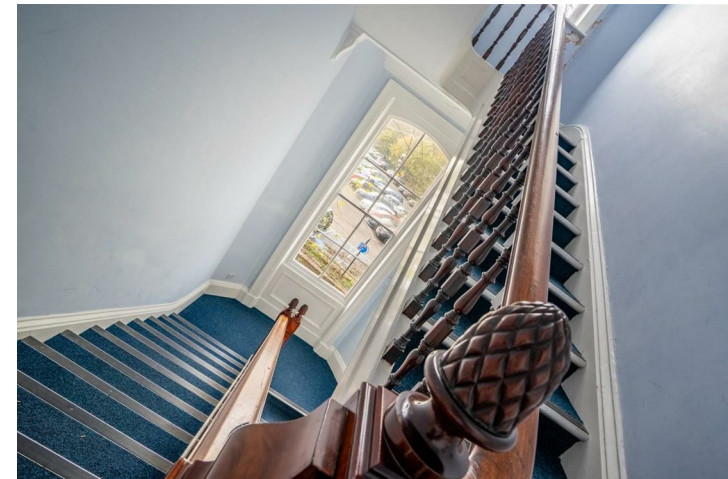
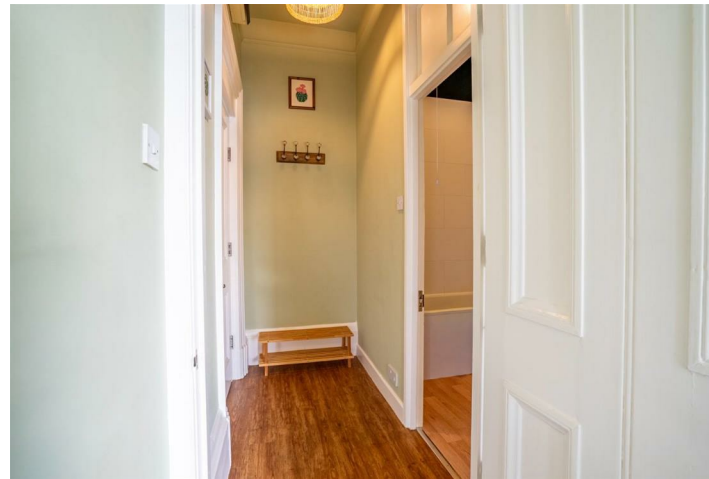
Residents enjoy the convenience of a push button entry system, a communal laundry room with seating and a television, and a secure bike store.

Offered for sale with no onward chain, this appealing apartment will suit first time buyers, investors and those looking for a city base in one of York's most desirable locations. Early viewing is strongly recommended.

Leasehold
Length of lease- 980 years remaining
Share of Freehold
Ground rent - £0
Service Charge- £643.10 per annum

Grade II Listing

Council Tax Band- A



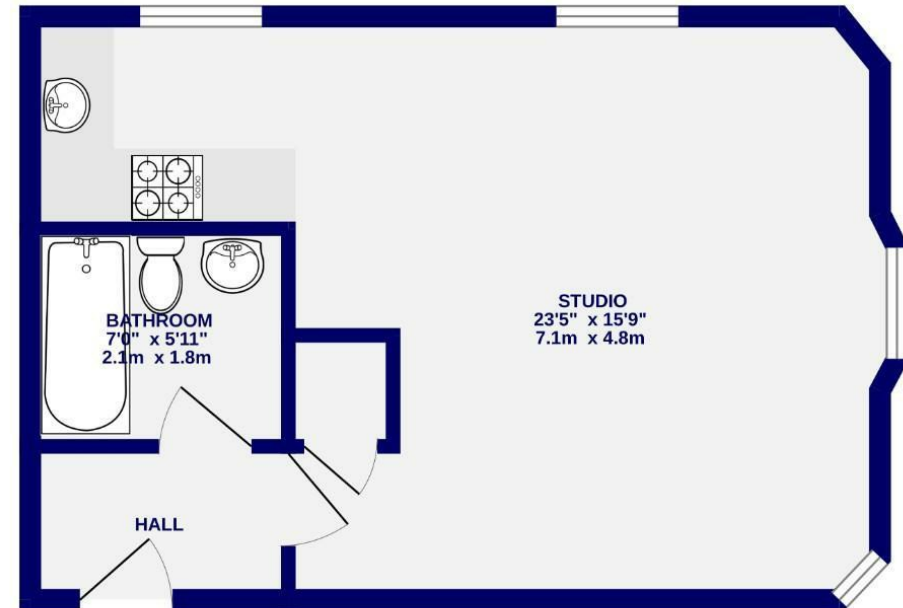


8 Marygate Lane York YO30 7BJ

Leasehold
Council Tax Band - A

- Apartment
- Second Floor
- Currently Used For Short Term Letting
- Studio
- Period Features
- City Central
- EPC E

SECOND FLOOR
362 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 362 sq.ft. (33.7 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/sell 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.
Made with Metropex 62025

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.