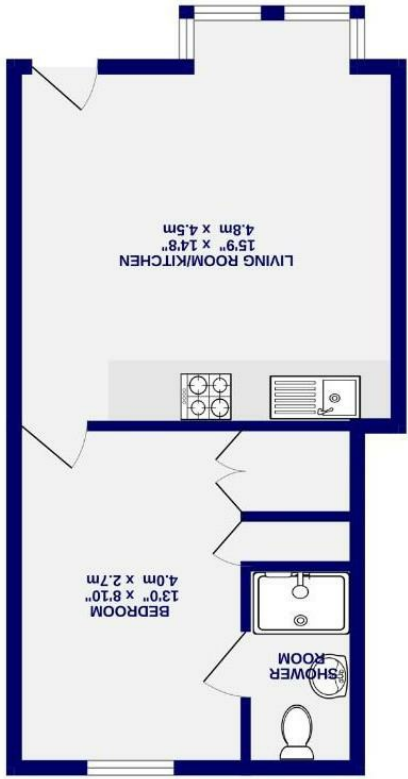


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While every effort has been made to ensure the accuracy of the floor plan, the dimensions of rooms and any other details are approximate. It is advised that the purchaser should verify the dimensions of the property and any fixtures and fittings before completion. The floor plan is for information only and should not be used as a guide for any purpose. The purchaser should verify the dimensions of the property and any fixtures and fittings before completion. The floor plan is for information only and should not be used as a guide for any purpose. The purchaser should verify the dimensions of the property and any fixtures and fittings before completion.



GROUND FLOOR
385 sq. ft. (35.7 sq. m.) approx.

Barbican Road Off Fishergate, York YO10 5AA

Leasehold
Council Tax Band - A

- One Bedroom Apartment
- Ground Floor
- Vacant Possession
- No Onward Chain
- Ideal Location For Short Term Letting
- Modern Facilities
- EPC - C



Barbican Road
Off Fishergate, York
YO10 5AA

£175,000



This ground-floor apartment has been thoughtfully converted into a stylish one-bedroom home, benefiting from its own private entrance. Currently vacant and offered with no onward chain, this leasehold property presents a fantastic investment opportunity, as well as a perfect home for a first time buyer.

Located on Barbican Road in the popular Fishergate area, the property enjoys a prime position just moments from York's historic city walls, the Barbican events centre, and walking distance to the Univerisity, making it particularly well-suited for short-term letting potential.

Accessed via its own front door, the apartment features an open-plan lounge, dining, and kitchen area to the front. The kitchen is finished in a classic redwood-effect shaker style with granite-effect worktops and integrated appliances. To the rear, a spacious double bedroom leads to a modern three-piece ensuite shower room, and walk-in wardrobe.

An ideal choice for investors looking to expand their portfolio in a central York location, with the freehold available by separate negotiation.

Lease Length 999 Years from purchase
Ground Rent £0
Service Charge TBC

Council Tax Band- A

