



# Walmgate City Centre, York YO1 9TJ

£425,000



-- SOLD OFF MARKET --

Set within a characterful period building in the heart of York city centre, this newly converted duplex apartment offers stylish and flexible accommodation across the second and third floors, finished to a high standard throughout. The design combines period features with a contemporary layout, making it equally suited to owner occupation or short term letting.

Accessed via a communal stairway, the apartment opens into an entrance hallway leading through to a modern three piece family bathroom. To the rear is a charming reading nook, creating a quiet and tucked away space within the home.

The main living area is positioned to the front of the property, forming an impressive open plan lounge, dining and kitchen space. The kitchen is centred around a feature island with integrated appliances and enjoys elevated views towards Clifford's Tower, giving a strong sense of place within the city.

To the upper level, the accommodation continues with a well proportioned double bedroom. Off the landing is a walk in wardrobe area, a separate nursery or study space, and additional fitted storage, offering a highly practical and adaptable layout.

The overall configuration provides a balance of open living space and defined private areas, working well for both day to day use and maximising short term letting potential.

The lease allows for holiday and short term letting with no restrictions, making this a rare and flexible opportunity within York city centre. Positioned just moments from the city's shops, restaurants and historic landmarks, the property offers strong lifestyle appeal alongside excellent investment potential.

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 the life of the lease  
Service Charge £2215.90 PA



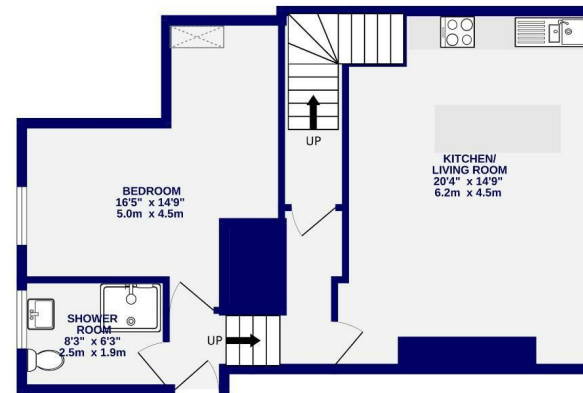


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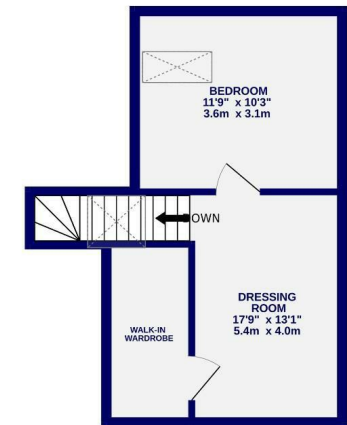
Leasehold  
Council Tax Band -

- Second and Third Floor Apartment
- Two Double Bedrooms
- Open Plan Modern Dining Kitchen
- Views of Cliffords Tower
- Newly Converted Apartment
- Period Features
- EPC TBC

1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



2ND FLOOR  
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 898 sq.ft. (83.4 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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