



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 spacious and flexible accommodation finished to a high standard throughout. The layout has been thoughtfully designed to combine period charm with modern living, making it well suited to both owner occupation and short term letting.

Accessed at first floor level, the property opens into an entrance hallway leading through to a well proportioned kitchen dining room, fitted with contemporary units and integrated appliances, creating a practical and sociable space. Also on this level is a useful additional room with a window, ideal as a home office or store.

A larger internal hallway provides further storage including under stairs space and leads through to a rear reception room, which can be used as either a lounge or an additional bedroom, offering flexibility depending on requirements. A modern three piece family bathroom and a separate boiler cupboard complete this floor.

To the upper level are two generous double bedrooms, including a principal bedroom with ensuite shower room. The overall layout works well for both day to day living and for maximising occupancy as a short term or holiday let.

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

Ground Rent £0 for the life of the lease

Service Charge £2,294.86 per annum

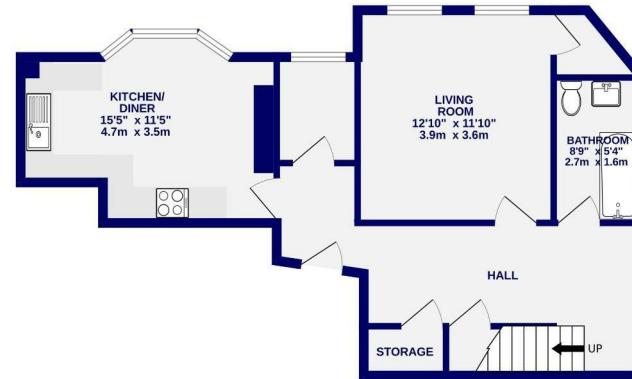


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Leasehold
Council Tax Band -

- First and Second Floor Apartment
- Period Features
- Two / 3 Double Bedrooms
- Two Bathrooms
- Newly Converted
- Lease Allows Short Term Letting
- EPC TBC

1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



2ND FLOOR
358 sq.ft. (33.3 sq.m.) approx.



TOTAL FLOOR AREA : 930 sq.ft. (86.4 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/porches 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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