



Walmgate  
City Centre, York  
YO1 9TJ

£295,000



A beautifully presented two bedroom duplex apartment, set over the first and second floors, enjoying views towards Clifford's Tower and positioned in the heart of York's historic city centre.

Accessed via a front entrance hallway with useful built in storage, the apartment opens into a bright and spacious open plan living, dining and kitchen area. Two sash windows overlook Walmgate, allowing plenty of natural light while framing views towards Clifford's Tower. The kitchen is finished in a clean, modern style with a range of fitted units and integrated appliances, creating a sociable and practical living space.

To the upper floor are two well proportioned double bedrooms along with a newly fitted family bathroom, complete with a contemporary walk in shower, wash basin and WC.

Set within the vibrant Walmgate area, the apartment is ideally placed for immediate access to York's wide range of amenities, independent cafes, restaurants and historic landmarks.

A superb city centre home or investment opportunity in a highly sought after location.

Lease Information

Lease Length: 999 years

Ground Rent: £0 for the life of the lease

Service Charge: Approximately £2225.10 per annum

Additional Information: Lease permits short term letting



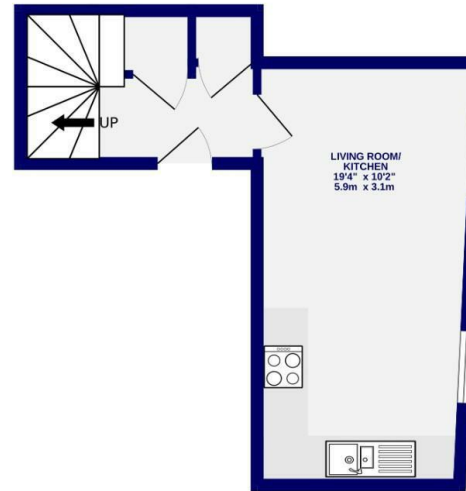


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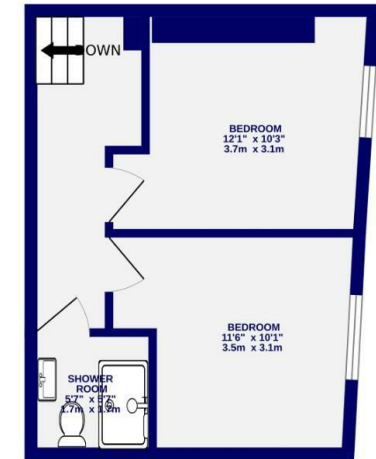
Leasehold  
Council Tax Band - B

- 1st and 2nd Floor Duplex Apartment
- Views of Cliffords Tower
- Two Double Bedrooms
- Lease Allows Short Term Lets
- Recently Modernised
- No Onward Chain
- EPC D

1ST FLOOR  
264 sq.ft. (24.6 sq.m.) approx.



2ND FLOOR  
297 sq.ft. (27.6 sq.m.) approx.



TOTAL FLOOR AREA : 561 sq.ft. (52.1 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/porch 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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