



64 Walmgate
Walmgate, York
YO1 9XF

£280,000



Located in the highly sought-after area of Walmgate, just a short walk from York city centre, the railway station and an extensive range of local amenities, this spacious first-floor apartment offers an excellent opportunity to acquire a characterful home or investment property in one of York's most desirable central locations.

Surrounded by an array of independent shops, cafés, restaurants and vibrant social venues right on its doorstep, the property enjoys a prime position within the city walls while benefiting from excellent access to York's many attractions and transport links.

Accessed via a private entrance leading to a communal stairwell, the apartment offers generous and well-balanced accommodation extending to approximately 838 sq.ft. Internally, an entrance hall leads through to a deceptively spacious living room positioned to the front elevation, featuring an attractive fireplace as a focal point. There are two well-proportioned double bedrooms, providing flexible accommodation for owner-occupiers, professionals or tenants alike.

Positioned to the rear, the fitted kitchen benefits from a range of shaker-style wall and base units, ample worktop and storage space, and is served by a three-piece bathroom suite.

Offering a combination of generous room proportions, character features and a highly sought-after central location, opportunities such as this rarely come to market. This can be agreed as vacant possession or with a tenant in situ.

Lease: 999 Years
Ground rent £0
Service charge: Ad Hoc

Grade II Listed building.
Council Tax Band B

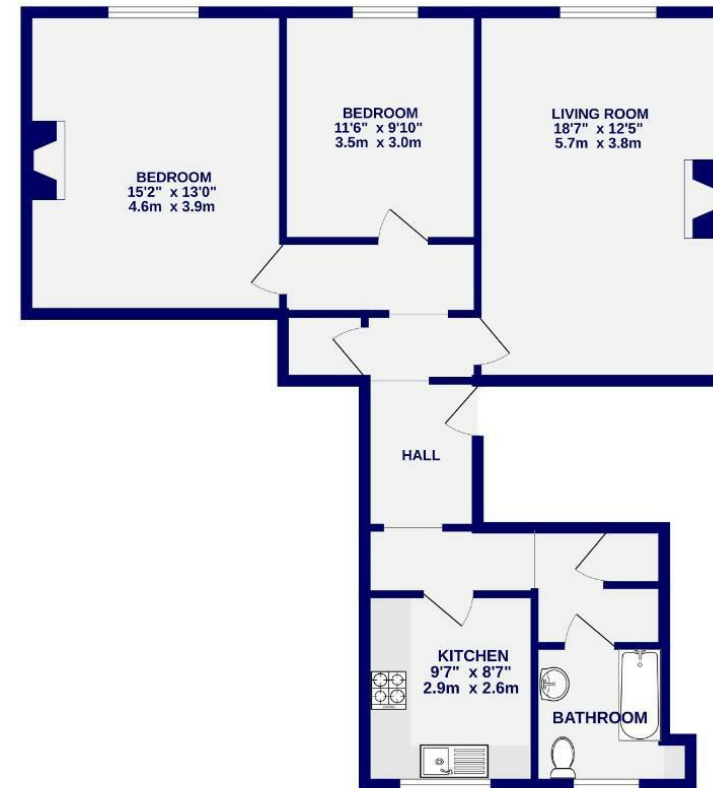


64 Walmgate Walmgate, York YO1 9XF

Leasehold
Council Tax Band - B

- Two Bed Apartments For Sale & Freehold
- Prime Location
- Perfect Investment Property
- Well Presented Throughout
- Sold As Going Concern
- No Onward Chain
- EPC D

1ST FLOOR
838 sq.ft. (77.9 sq.m.) approx.



2 MELROSES YARD
TOTAL FLOOR AREA: 838 sq.ft. (77.9 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. It is included in the plan the purchaser's responsibility to verify the accuracy of the measurements 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 operation.
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