



Ashtons

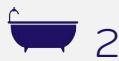
Dixons Yard, Off Walmgate, York, YO1 9SX

Dixons Yard

Off Walmgate, York

YO1 9SX

£350,000



A spacious two bedroom second floor apartment in the sought after gated development of John Walker House, set back from historic Walmgate in the heart of York city centre.

Just a short walk from York Minster and Parliament Street, this exclusive development offers beautifully maintained communal gardens and excellent city living.

The apartment features a welcoming entrance hallway leading to an open-plan living, dining, and kitchen area, with direct access to a large south-facing balcony, also accessible from the master bedroom. Both bedrooms are generously sized doubles, with the master benefiting from an en-suite shower room, while a stylish three-piece family bathroom completes the accommodation.

Additional benefits include a secure allocated parking space in the undercroft with lift access, covered bicycle storage, and proximity to York's finest restaurants, social venues, and commuter links. Ideal for professionals, investors, or those seeking a peaceful retreat in the city.

Leasehold

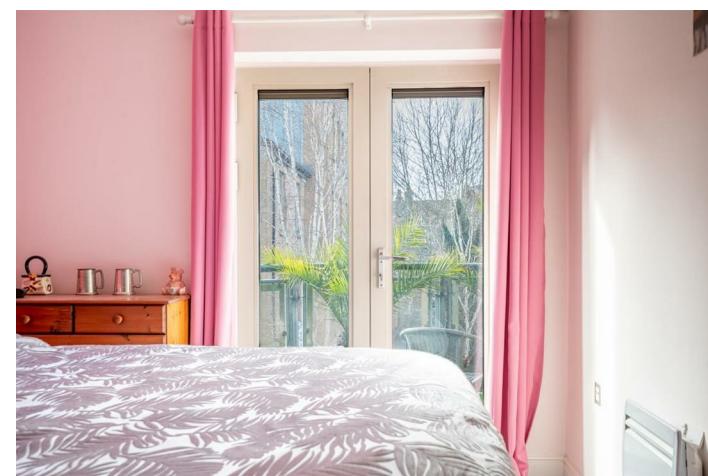
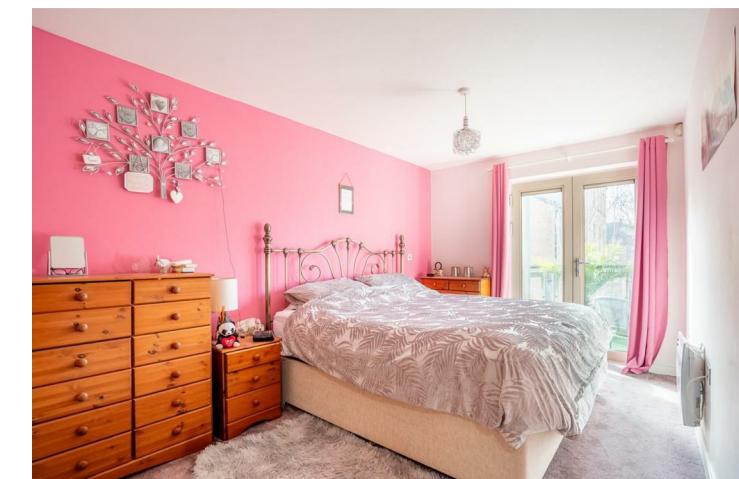
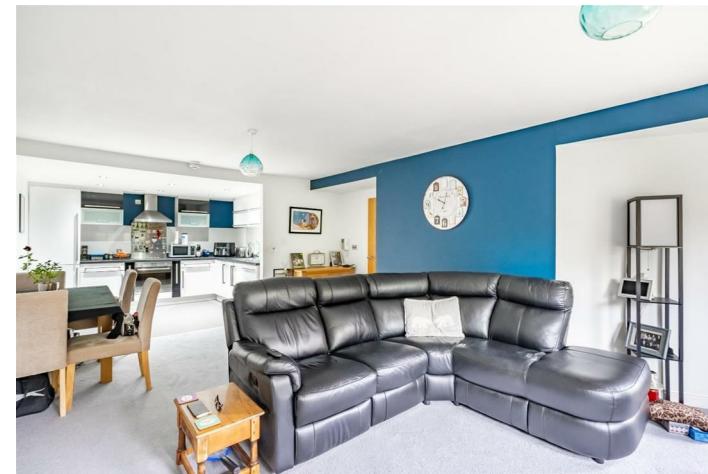
Length of lease- 980 years remaining

Ground rent- £275 per annum

Ground rent review period- 25 years

Service charge- £2,526.40 per annum

Council Tax Band - D



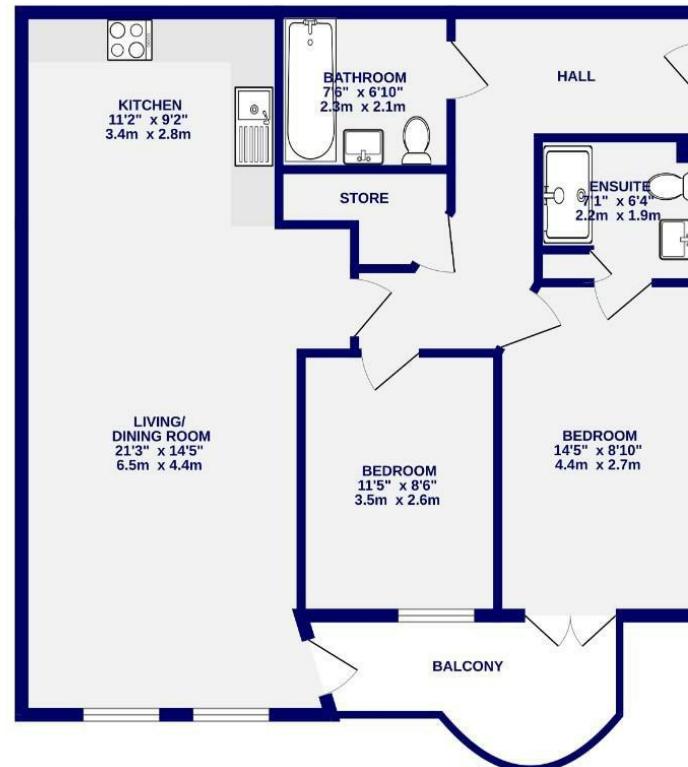


Dixons Yard Off Walmgate, York YO1 9SX

Leasehold
Council Tax Band - D

- 2nd Floor Apartment
- Two Double Bedrooms
- South Facing Balcony
- Lease Allows Short Term Letting
- Private Parking
- Two Bathrooms
- EPC TBC

2ND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA: 826 sq.ft. (76.8 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 indicated in the plan the parapet/porches will form part of the overall floor area. The floor area is not to be taken as a guarantee of the actual area. The floor area 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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