



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



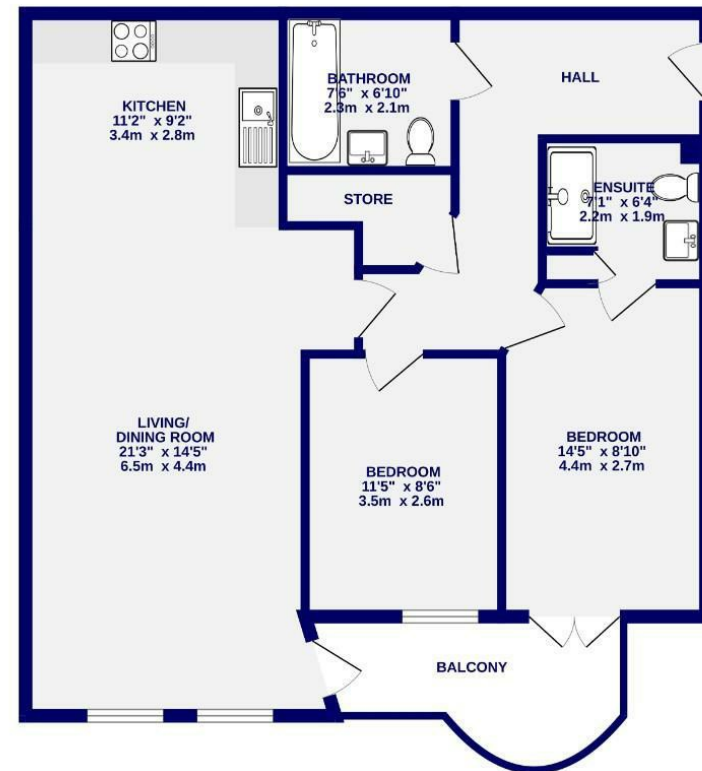


Dixons Yard Off Walmgate, York YO1 9SX

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 included in the plan the garageways 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. Made with Metrapix 050025

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.