Ashtons

Walmgate, City Centre, York, YO1 9TB

Walmgate
City Centre, York
YO1 9TB

£325,000

2 2

Set within a characterful period building in the heart of York city centre, this newly converted duplex apartment offers stylish and flexible accommodation across the second and third floors, finished to a high standard throughout. Blending exposed period features with a contemporary open plan layout, the property is ideally suited to both owner occupiers and investors alike.

Malt Shovel Court is a quiet cul de sac, set back through an archway from the vibrant and bustling Walmgate, offering a peaceful setting just moments from the city's shops, restaurants and historic landmarks.

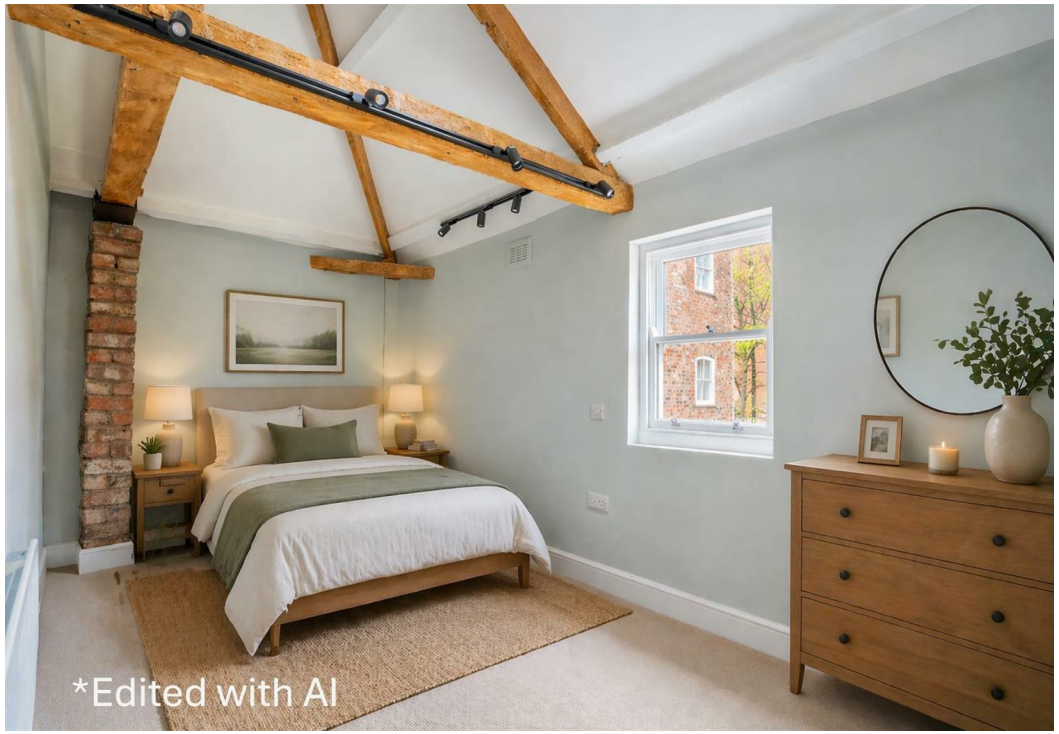
Accessed via its own private front door, an entrance staircase leads up to a striking loft style living space. The open plan living dining kitchen is a real focal point of the home, featuring exposed beams and a thoughtfully designed modern kitchen with handleless light grey units, integrated appliances and a central breakfast bar with inset sink. Wood effect wall units add warmth and character, while a bay window seat provides a charming spot to relax and enjoy the surroundings.

The apartment offers two well proportioned double bedrooms, with the principal bedroom benefitting from a stylish ensuite shower room. A separate contemporary family bathroom serves the second bedroom.

Unusually for a city centre apartment, the lease allows for holiday and short term letting with no restrictions, presenting a rare and highly flexible opportunity with strong investment potential.

A selection of rooms have been dressed using AI for illustrative purposes.

Lease Information
Lease Length 999 years
Ground Rent £0 for the life of the lease
Service Charge £1,678.40 per annum


*Edited with AI

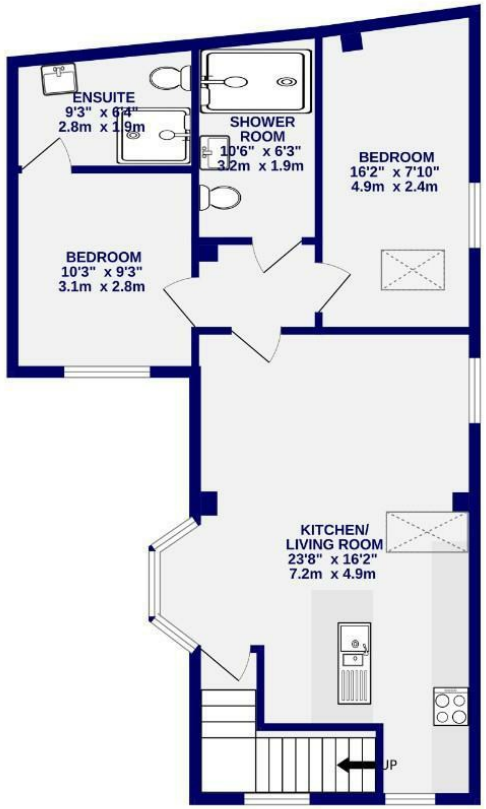
*Edited with AI

Walmgate
City Centre, York
YO1 9TB

Leasehold
Council Tax Band - C

- First Floor Apartment
- Newly Converted and Modernised
- Two Double Bedrooms
- Two Bathrooms
- Open Plan Living Dining Kitchen
- Lease Allows Holiday Lets
- EPC TBC

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



TOTAL FLOOR AREA : 703 sq.ft. (65.3 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/stores 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 Metropix ©2025

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Ashtons
T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN