# St. Denys Court, St. Denys Road, York, YO1 9PU

- First-Floor Apartment In The Heart Of Walmgate
- Spacious Open-Plan Kitchen/Living/Dining Space
- Moments From Cafés, Restaurants, Shops And York City Centre
- Council Tax Band C
- Sold With No Onward Chain
- Well-Sized Double Bedroom And Modern Bathroom
- Excellent Access To York Station And Local Bus Routes

HUNTERS®
HERE TO GET *you* THERE

## Asking Price £180,000

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## DESCRIPTION

Located on the vibrant and historic Walmgate stretch of York city centre, this well-presented first-floor apartment offers modern open-plan living within easy reach of shops, cafés, restaurants and key transport links.

The property features a spacious open-plan kitchen/living room, offering generous room proportions, contemporary units and space for dining and relaxation. A well-sized double bedroom and a modern bathroom complete the layout, all accessed from a central hall. The apartment is light, practical and ready to move into, making it ideal for first-time buyers, downsizers or those seeking a reliable city-centre rental investment.

St Denys Court sits just moments from Walmgate's independent cafés, bars and eateries, as well as supermarkets, riverside walks and the city walls. York's main attractions, Fossgate, Piccadilly and the city centre are all within a short stroll. Commuters benefit from excellent bus links and straightforward access to York Station.

Offered with no onward chain, this is a rare opportunity to secure a well-located apartment in one of York's most characterful and convenient central districts.

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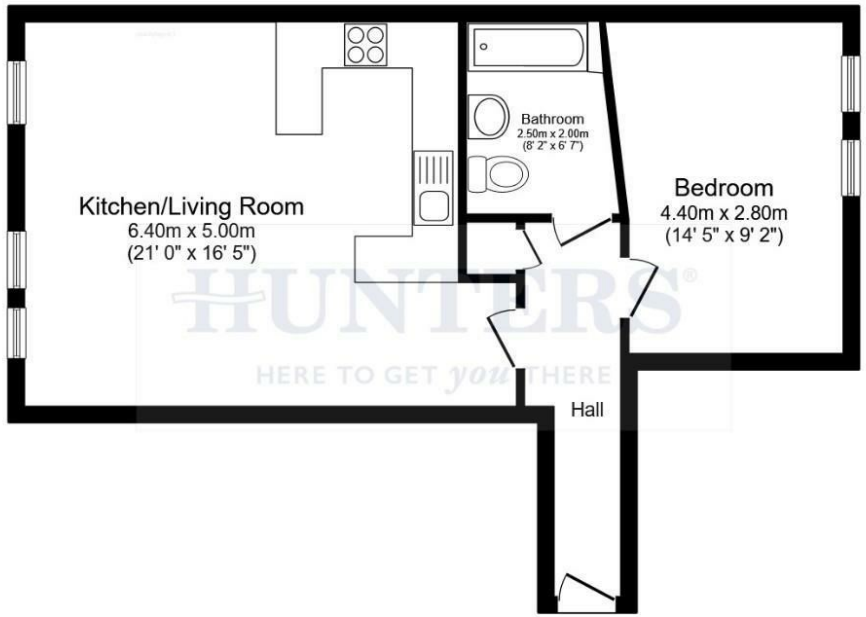



# Floor Plan

Total floor area 53.4 sq.m. (575 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by propertybox.io

**Viewings**

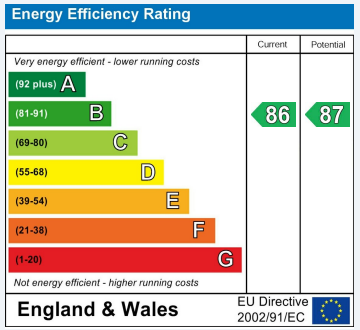
Please contact yorklettings@hunters.com,if you wish to arrange a viewing appointment for this property or require further information.

**Valuations**

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.




These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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