



St Pauls Mews, York, YO24 4BR

- Top Floor Apartment
- Parking
- Balcony
- Close To Railway Station
- Modern Bathroom
- Council Tax Band B

£190,000

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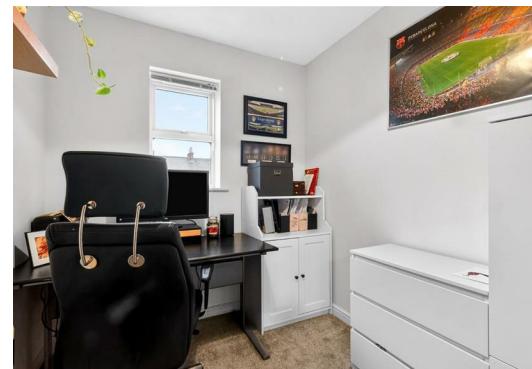
DESCRIPTION

A well-presented top floor apartment providing comfortable and practical living, ideally located close to York city centre and the railway station. The property benefits from allocated parking and enjoys a pleasant sense of privacy and natural light throughout.

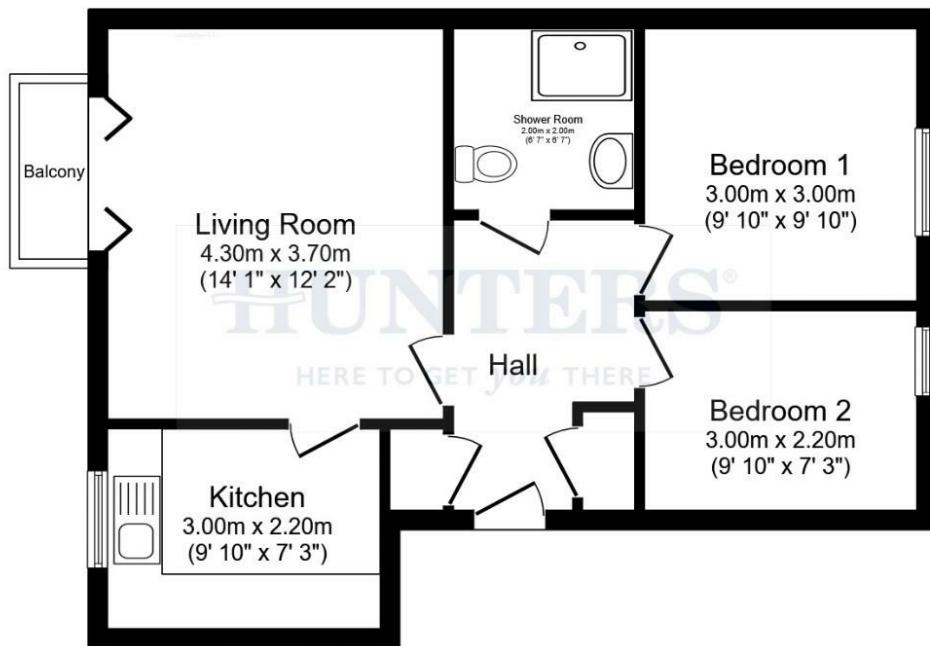
Accessed via a communal entrance, the accommodation briefly comprises: a welcoming hall with storage, a bright and spacious living room opening onto a private balcony, and a separate fitted kitchen with ample cupboard and worktop space.

There are two bedrooms, including a well-proportioned principal bedroom and a versatile second bedroom suitable for guests, a home office, or additional sleeping accommodation. A modern shower room with contemporary fittings completes the layout.

St Pauls Mews is conveniently situated just outside York's historic city walls, within easy walking distance of the railway station, city centre, and a wide range of shops, cafés, and amenities. With excellent transport links, it represents a highly desirable location.







Total floor area 51.1 sq.m. (550 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 www.focalagent.com

Viewings

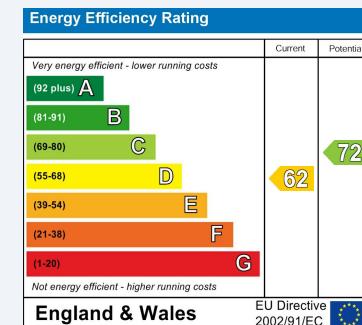
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.