



23 Castlegate, , York, YO1 9RN

- City Centre
- Well Presented
- Over 900 SqFt
- Offered With Tenant In Situ
- No Onward Chain
- Ensuite
- Council Tax Band D

Offers Over £300,000

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DESCRIPTION

CENTRAL YORK. POTENTIAL TO HOLIDAY LET. INVESTMENT OPPORTUNITY. LONG LEASE. OFFERED WITH TENANT IN SITU.

A well-presented, two bedroom apartment measuring over 900 sq. ft and located in the heart of York's historic city centre.

The development is accessed via a communal entrance with intercom system where there are stairs to the first floor.

Upon entering the property is an entrance hall with practical storage cupboard. two bedrooms, the main of which has built in wardrobe and an ensuite shower room with sink, W.C and shower cubicle.

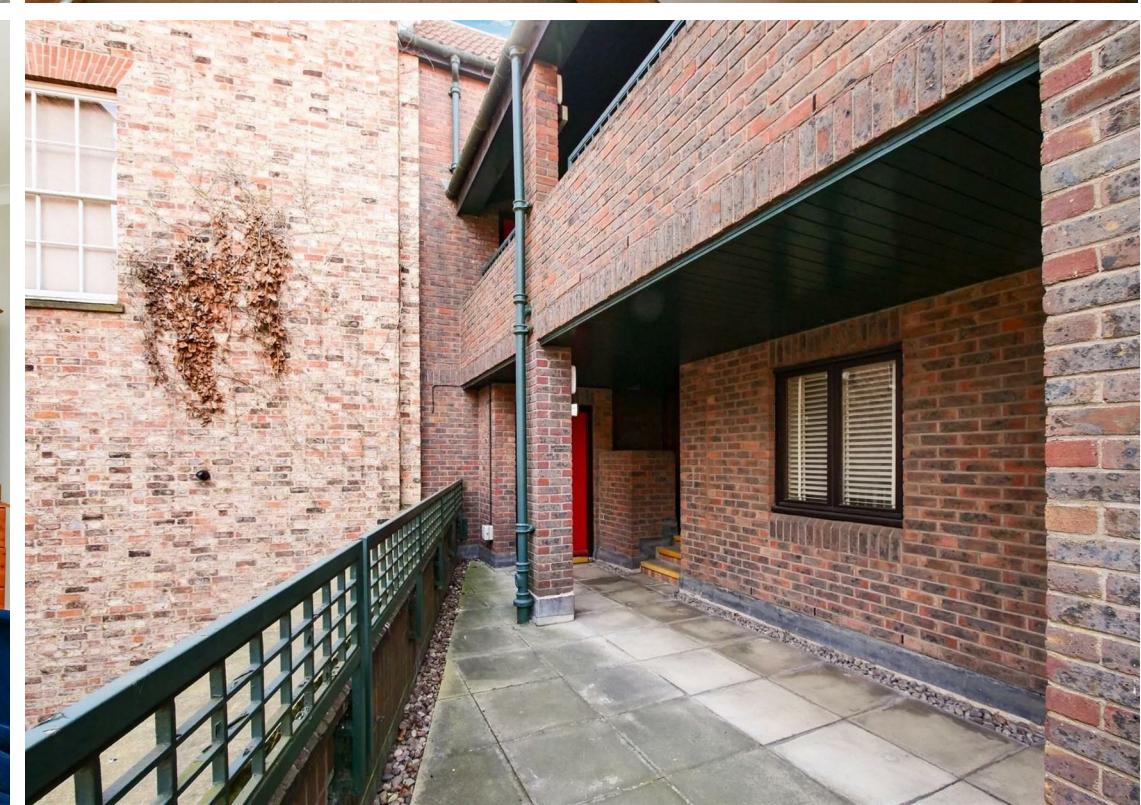
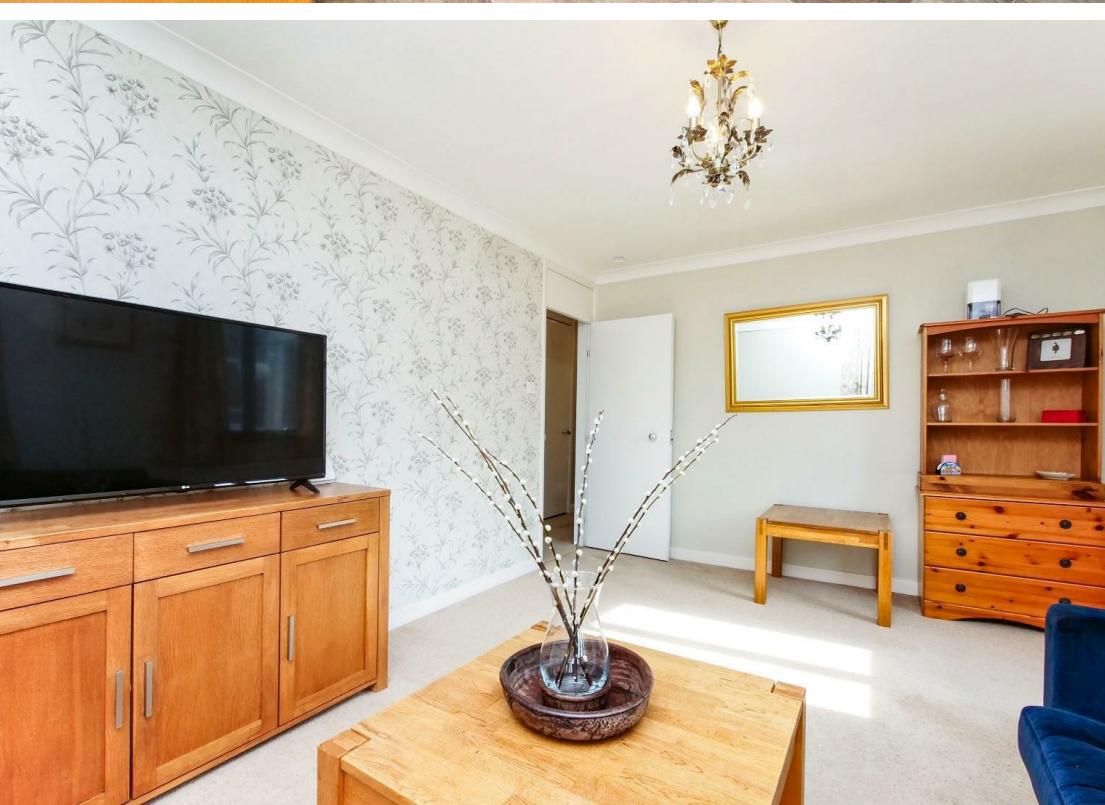
There is a spacious kitchen diner with a fabulous views out to St Mary Church and Castlegate. The kitchen has a range of base and wall units with integrated appliances and the dining space offers ample space for table and chairs.

The bright living room has windows to two elevations allowing in plenty of natural light as well as providing views down Castlegate.

The family bathroom completes the accommodation with sink, W.C and bath with shower over.

*All contents are open to be bought by the buyer.







Total floor area 86.7 sq.m. (933 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

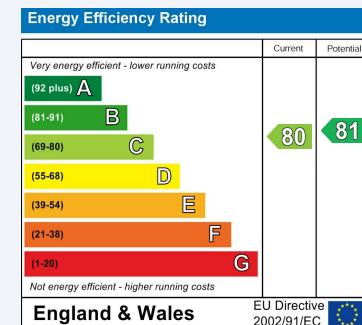
Please contact york@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

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.