



JOHN WALKER HOUSE, DIXONS YARD, YORK
£400,000

Carter Jonas

JOHN WALKER HOUSE, DIXONS YARD YO1 9SX

An outstanding two-bedroom apartment set in a peaceful location, yet perfectly situated close to one of York's most vibrant central streets with an abundance of fine independent restaurants, coffee houses and bars, together with being just a short stroll to the City Walls and York Minster.

Stylish and spacious throughout, the configuration flows extremely well with a modern open plan kitchen/ living area with a private balcony giving magnificent views of the river Foss. Inner hallway with storage leading to the large master en-suite bedroom, a good sized second bedroom and main bathroom.

Benefitting from security gates giving access to communal grounds, leading to allocated underground parking and providing entry into the building with lifts to all floors.

York's mainline railway station is just stations: 0.7 miles away giving direct services to London Kings Cross in under 2 hours.

AMENITIES

Stunning views over the river Foss

Modern kitchen and bathroom

Near to the lively heart of the city centre

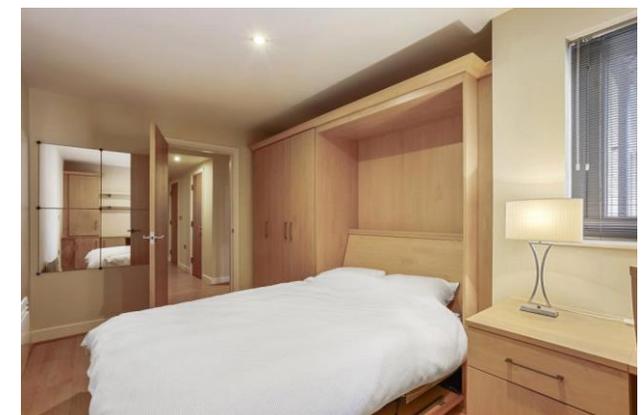
Peaceful location

Secure parking

TENURE Leasehold

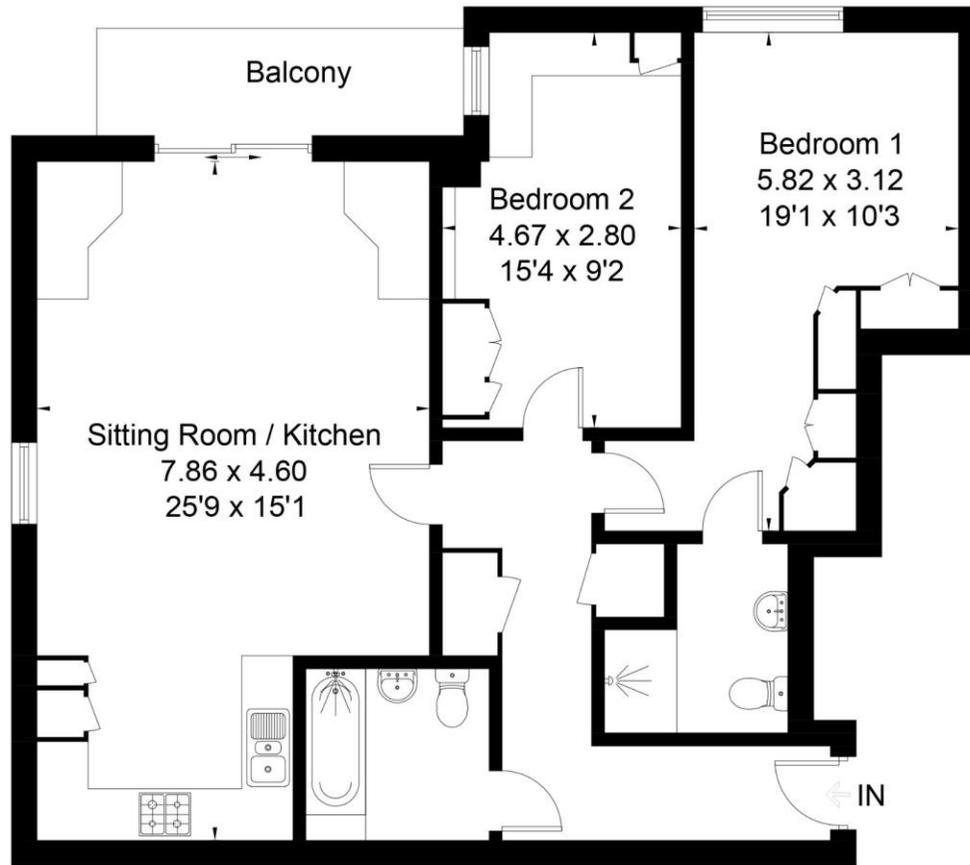
LOCAL AUTHORITY City of York

EPC BAND C





Approximate Area = 84.6 sq m / 611 sq ft
Including Limited Use Area (0.2 sq m / 2 sq ft)



Second Floor

Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
fourwalls-group.com 296625

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	75	86
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

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