



EMPERORS WHARF, SKELDERGATE
£295,000

Carter Jonas

EMPERORS WHARF, SKELDERGATE, YO1 6DQ

This 1st floor apartment has been meticulously redesigned and refurbished to the highest standards, offering a blend of modern elegance and comfort. The interior is both beautiful and welcoming, featuring two double bedrooms, ample storage solutions including a fitted double wardrobe in the main bedroom, a contemporary bathroom, a cozy lounge, and a stylish kitchen.

The designer kitchen is a standout feature, separate from the living area yet seamlessly connected via a bespoke open breakfast bar. This design choice enhances the sense of space and light throughout the apartment. The kitchen boasts granite worktops, a porcelain tiled floor that extends into the hallway and bathroom, and a comprehensive range of fully integrated appliances, including a dishwasher, washer/dryer, and a Neff oven. Off the living area is the addition of a balcony that provides a lovely space to enjoy the setting sun.

Situated on Skeldergate, within the historic medieval city walls, this apartment offers a unique blend of modern living in a historic setting. The location is perfect for those who appreciate the charm of York's rich history while enjoying the conveniences of contemporary living. The property is ideal for everyday living or as a pied-à-terre. Being within walking distance of the station, and London just 2 hours away by train, this development is great for those who commute to the Capital on occasion.

Additionally, the apartment includes the luxury of underground, private gated parking, providing both security and convenience. This feature is particularly valuable in such a central location, making it an excellent choice for professionals, couples, or anyone seeking a stylish and practical home in the heart of the city.

TENURE Commonhold

LOCAL AUTHORITY City of York Council

EPC BAND C

A FABULOUS SOUTH FACING FIRST-FLOOR APARTMENT WITH UNDERGROUND PRIVATE GATED PARKING, SO VALUABLE WITHIN THE CITY WALLS. REFURBISHED TO AN EXTREMELY HIGH STANDARD, READY TO MOVE IN AND ENJOY CITY



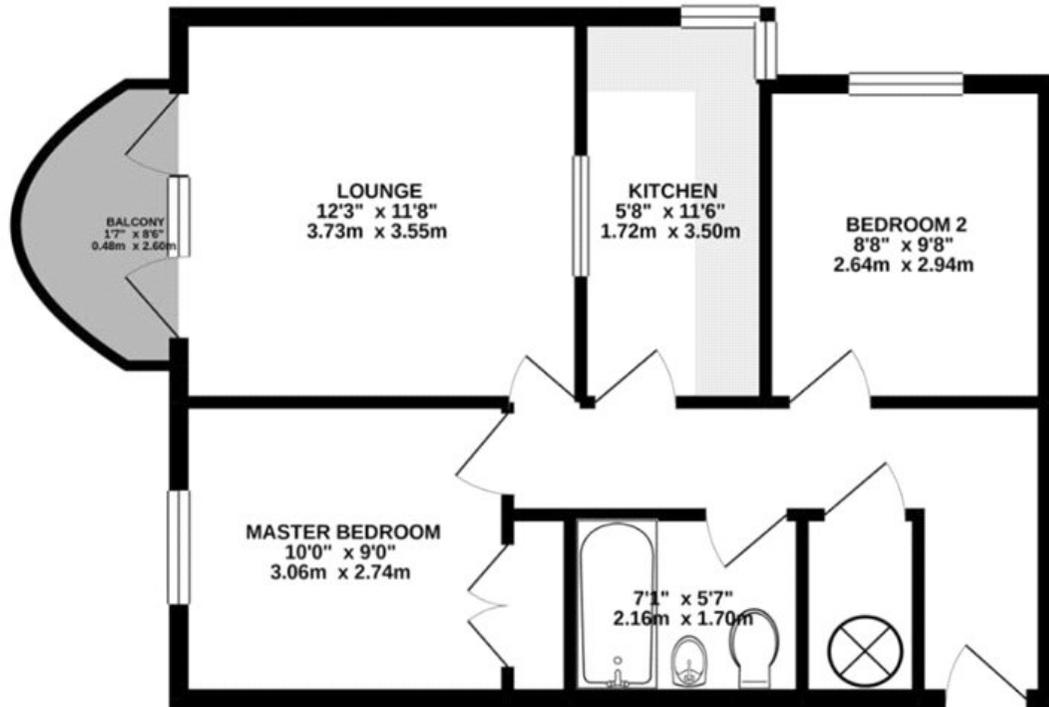


Classification L2 - Business Data



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GROUND FLOOR
530 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA: 530 sq.ft. (49.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	80	80
(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	

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