



16-18 Market Street  
York, YO1 8ST

Guide Price £180,000



Fabulous holiday let opportunity! This charming one-bedroom top floor apartment is located right in the heart of York City Centre and is sold with no onward chain. With an abundance of shops, cafes & restaurants on your doorstep, this property is a rare opportunity for a savvy first time buyer or investor looking for a great return.

As you enter the apartment, you are greeted with the staircase that takes you to the landing. There is a useful storage unit to the top of the stairs that houses the boiler, and a good size double bedroom. The bathroom features a three piece suite with W.C, shower cubicle & hand basin, whilst the spacious open plan living area is flooded with natural light via Velux windows. Boasting fitted wall & base unit storage, breakfast bar & fitted appliances such as oven, hobs & extractor hood, there is also ample space for a fridge/freezer and undercounter washer/dryer.

A must see.

#### Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

#### **Kitchen/Diner**

17'7" x 12'3" (5.38m x 3.75m)

#### **Bedroom**

9'6" x 9'3" (2.91m x 2.83m)

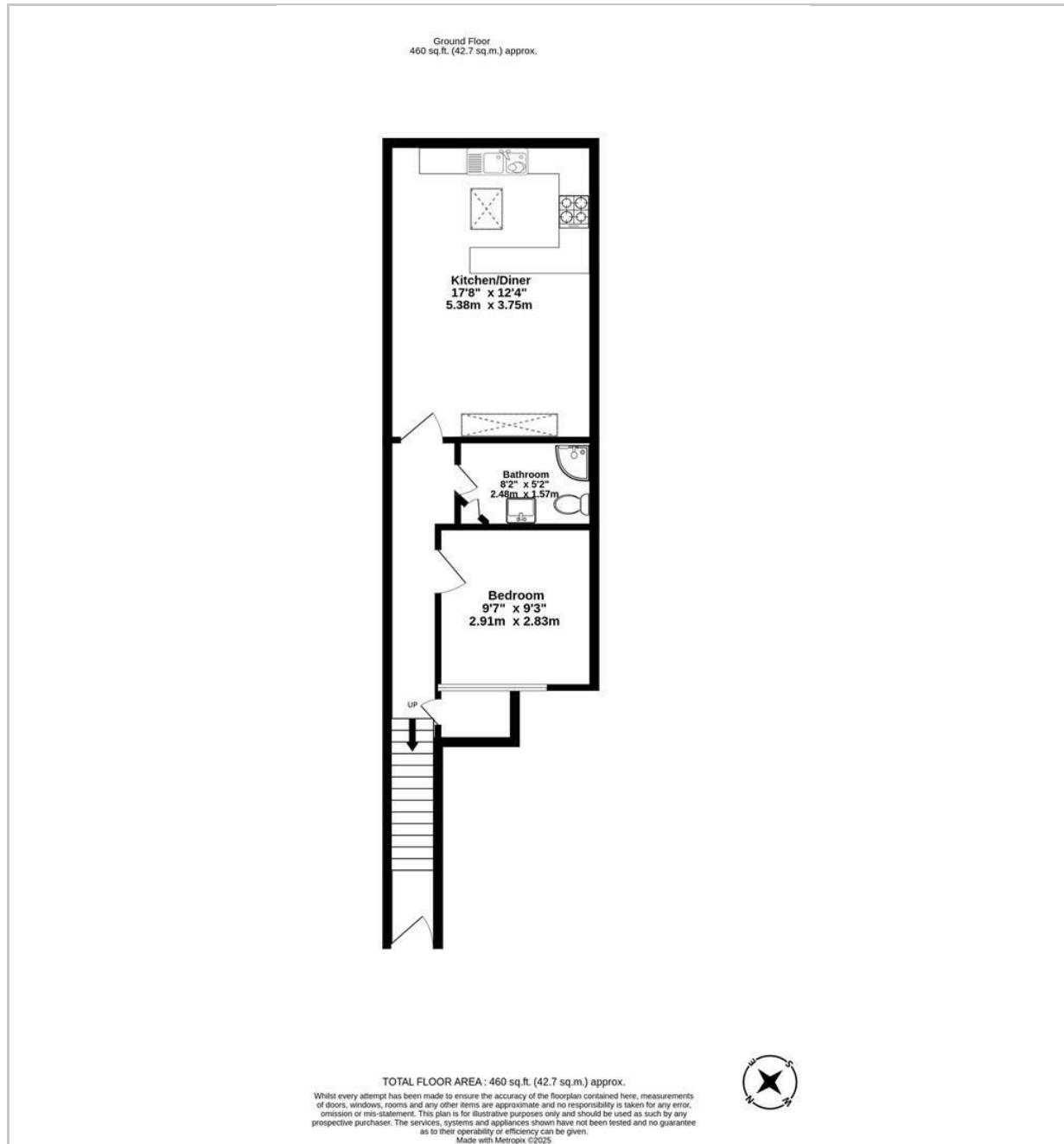
#### **Bathroom**

8'1" x 5'1" (2.48m x 1.57m)

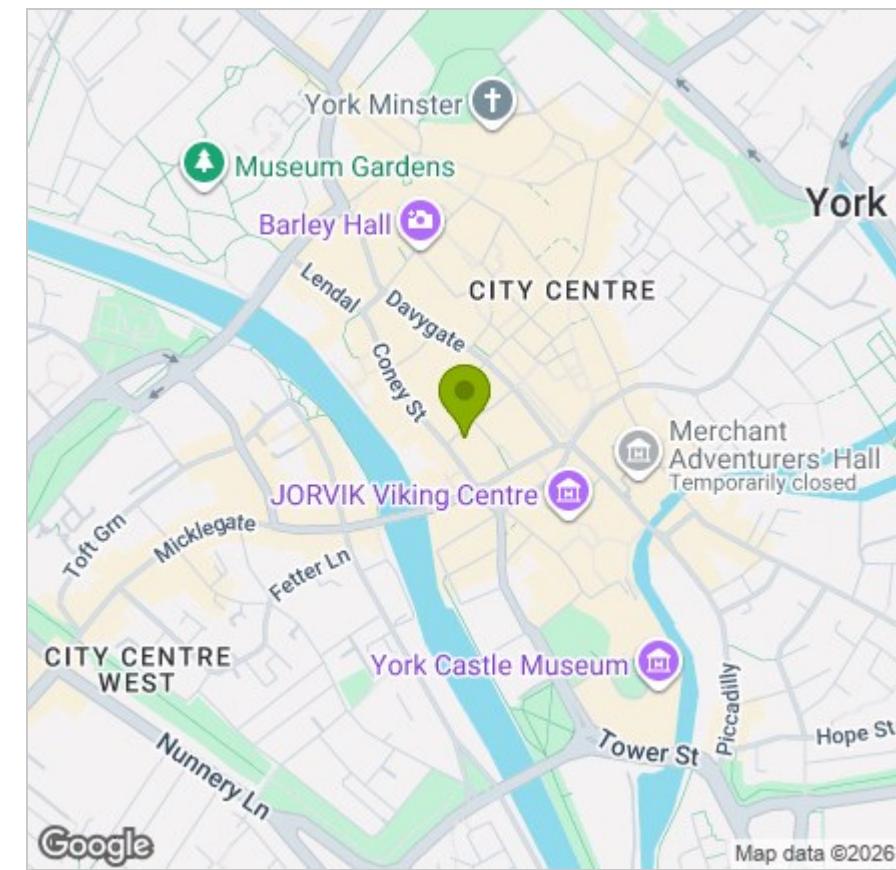




## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
58	58	
England & Wales	EU Directive 2002/91/EC	

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