



18 Gillygate
York, YO31 7EQ
£340,000

2 1 1 C

SUPERB SECOND FLOOR APARTMENT LOCATED WITHIN THIS PERIOD BUILDING WITH VIEWS TOWARDS THE CITY WALLS AND YORK MINSTER. Finished to the highest of standards this premium city centre apartment will be sure to appeal to a range of buyers having undergone complete refurbishment to create quality living accommodation. Ready to move into and accessed via a secure communal hallway with staircase to all floors it comprises entrance hallway, shaker style kitchen with Quartz worktops, living/dining area, two double bedrooms with slide sash windows and a three piece bathroom. An accompanied viewing of this fabulous apartment is strongly recommended.

Communal Hallway

Secure entrance door. Carpeted stairs to all floors.

Entrance Hall

Entrance door, velux, coving, wood panelling, double panelled radiator, power points. Engineered Oak wood flooring.

Kitchen Area

Slide sash window to front with secondary glazing and fitted shutters, modern shaker style kitchen with Quartz counter tops, inset sink, eye level oven, electric hob, integrated dishwasher and washing machine, fridge freezer, double panelled radiator, power points. Engineered Oak wood flooring.

Living/Dining Area

Two slide sash windows to front with secondary glazing and fitted shutters, coving, wood panelling, double panelled radiator, TV point, power points. Engineered Oak wood flooring.

Bedroom 1

Slide sash window to rear with fitted shutters, coving, fitted wardrobes double panelled radiator, power points. Engineered Oak wood flooring.



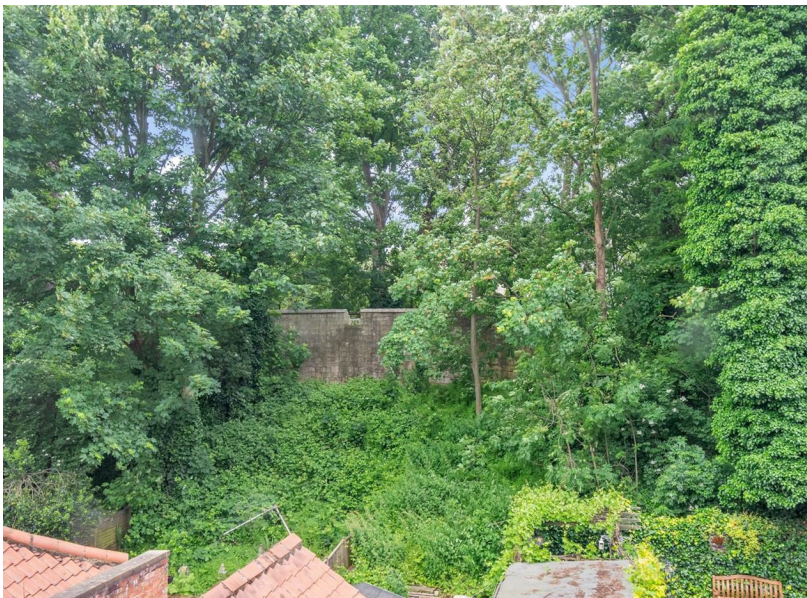


Bedroom 2

Slide sash window to rear with fitted shutters, coving, double panelled radiator, power points. Engineered Oak wood flooring.

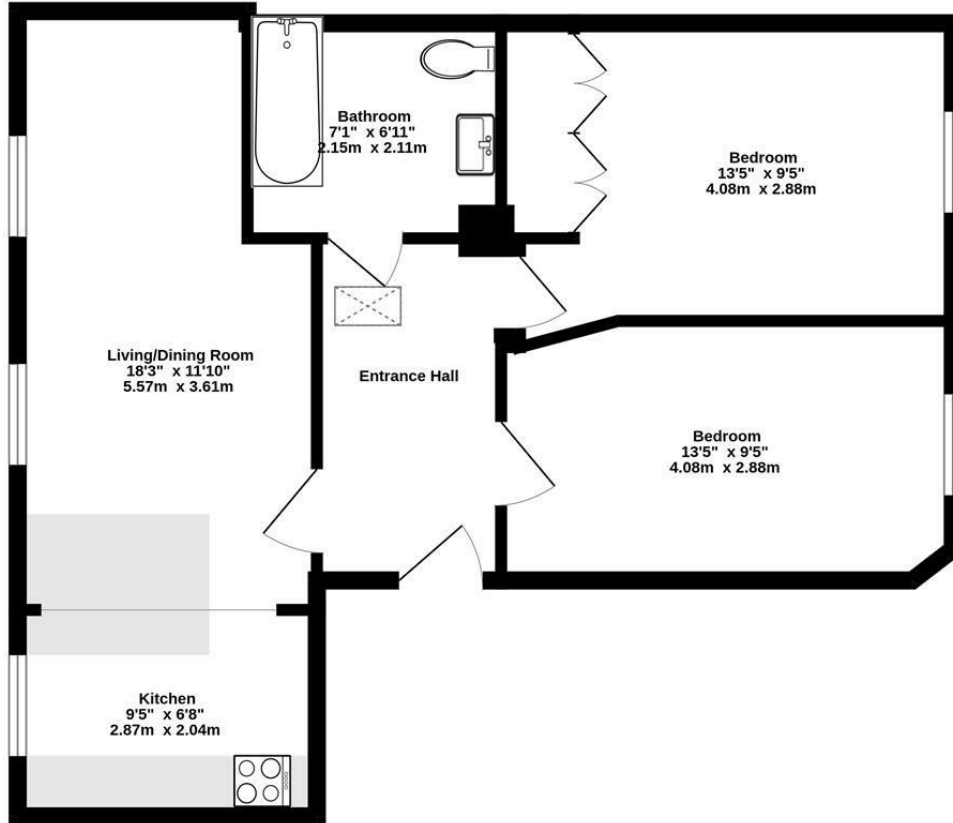
Bathroom

Panelled bath with mains shower over, wash hand basin, low level WC, towel rail, tiled walls, extractor fan. Tiled flooring.



FLOOR PLAN

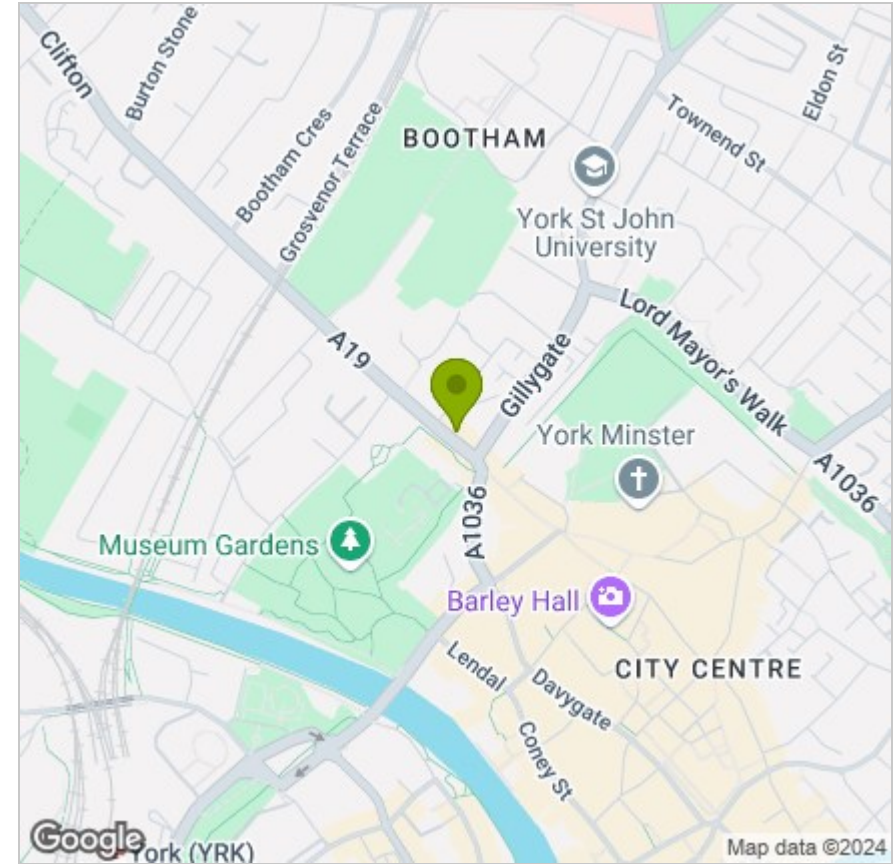
Second Floor
627 sq.ft. (58.2 sq.m.) approx.



TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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