



Marygate, York YO30 7BH

welcome to

Marygate, York

A superb, period property situated in the highly sought after location of Marygate, 0.3 miles from the historic Bar Walls of the city centre. This outstanding property is ideally located along side the River Ouse, with views over the river and Museum Gardens.



Entrance Hall

Cloakroom

Lounge

14' 2" into recess x 12' 7" into recess (4.32m into recess x 3.84m into recess)

Dining Room

12' 6" x 11' 4" + recess (3.81m x 3.45m + recess)

Kitchen

11' x 8' 5" (3.35m x 2.57m)

Bedroom One

15' 6" + recess x 14' into recess (4.72m + recess x 4.27m into recess)

Bedroom Two

15' 6" + recess x 14' (4.72m + recess x 4.27m)

Bedroom Three

13' x 10' 7" into recess (3.96m x 3.23m into recess)

Bedroom Four

13' 1" x 10' 6" into recess (3.99m x 3.20m into recess)

Bathroom



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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welcome to

Marygate, York

- AN OUTSTANDING PERIOD PROPERTY
- FOUR DOUBLE BEDROOMS
- PRESTIGE AND HIGHLY DESIRABLE AREA
- VIEWS OVER THE RIVER OUSE AND MUSEUM GARDENS
- A BEAUTIFUL PROPERTY WITH GENEROUS PROPORTIONS THROUGHOUT

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109958 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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