



18 Gillygate  
York, YO31 7EQ  
Guide Price £300,000

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**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.

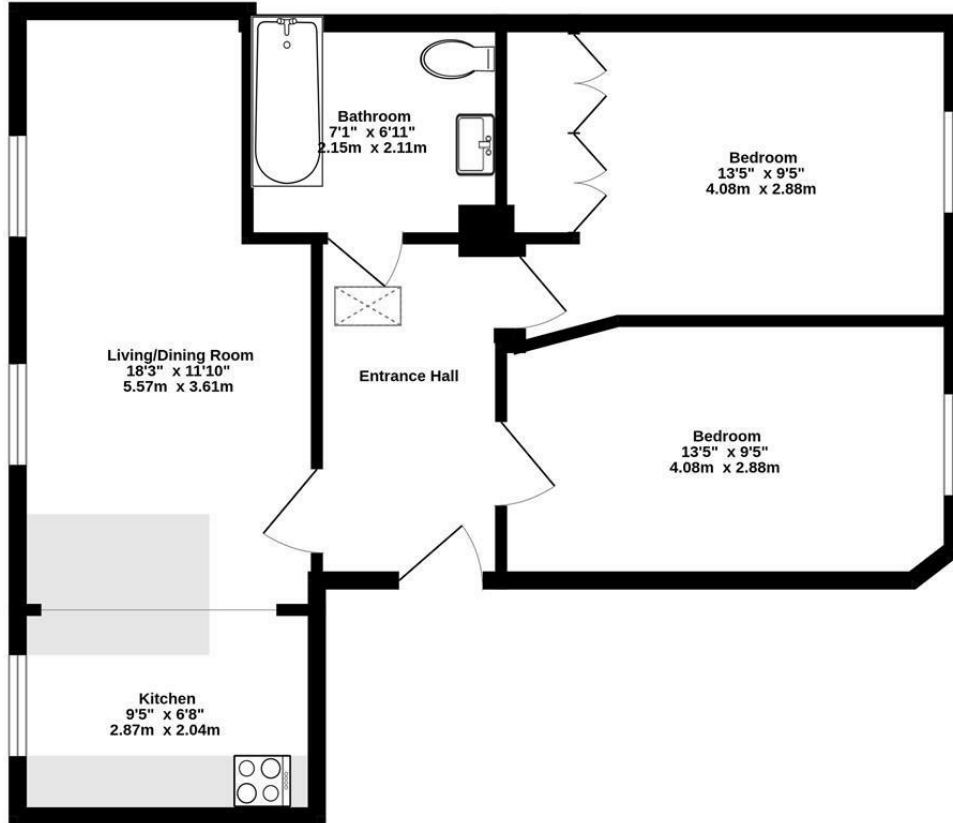
### **Bathroom**

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



## FLOOR PLAN

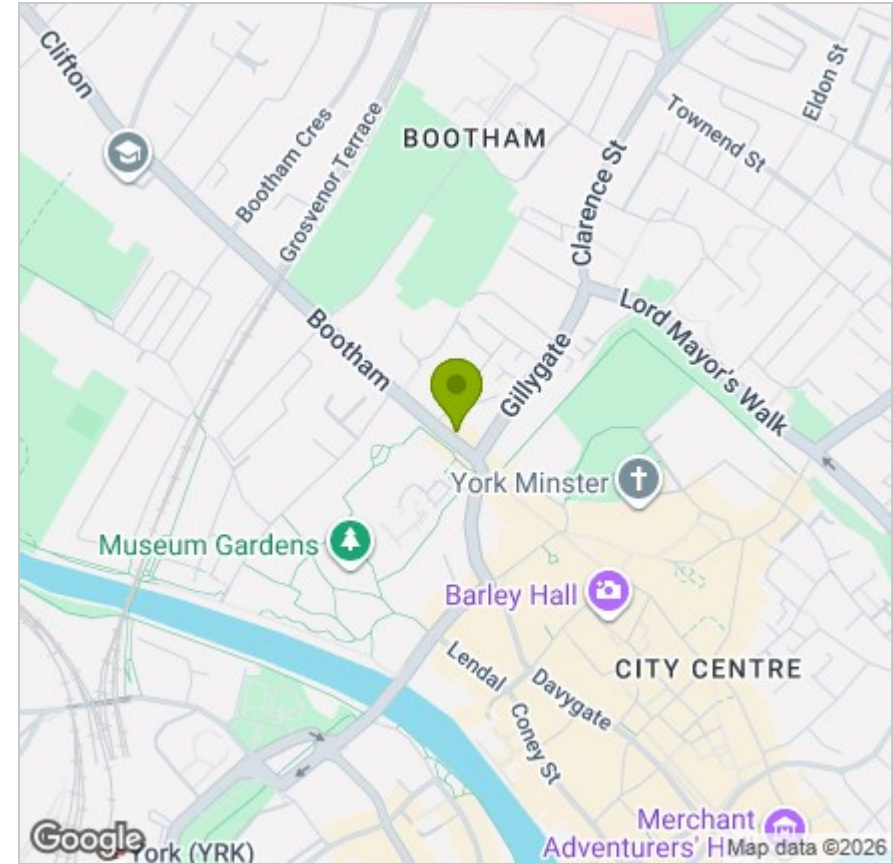
Second Floor  
627 sq.ft. (58.2 sq.m.) approx.



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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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