



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

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.





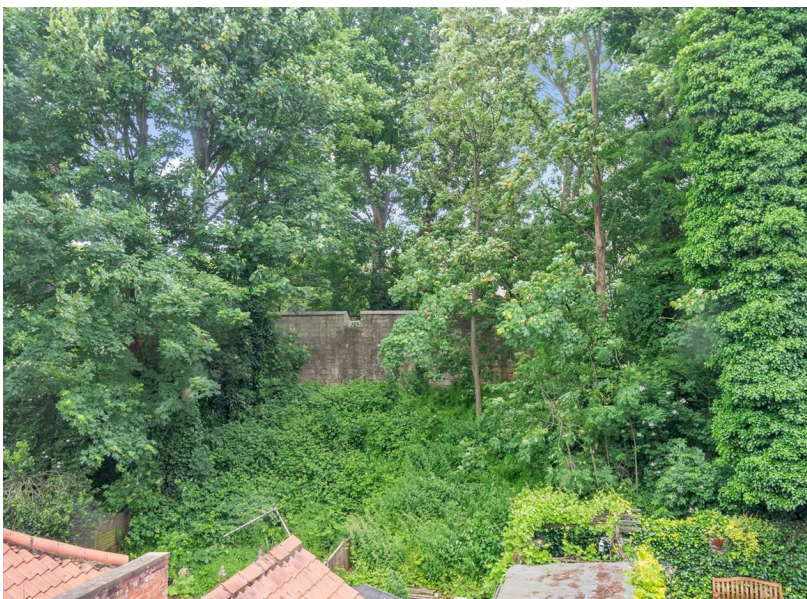


### **Bedroom 2**

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

### **Bathroom**

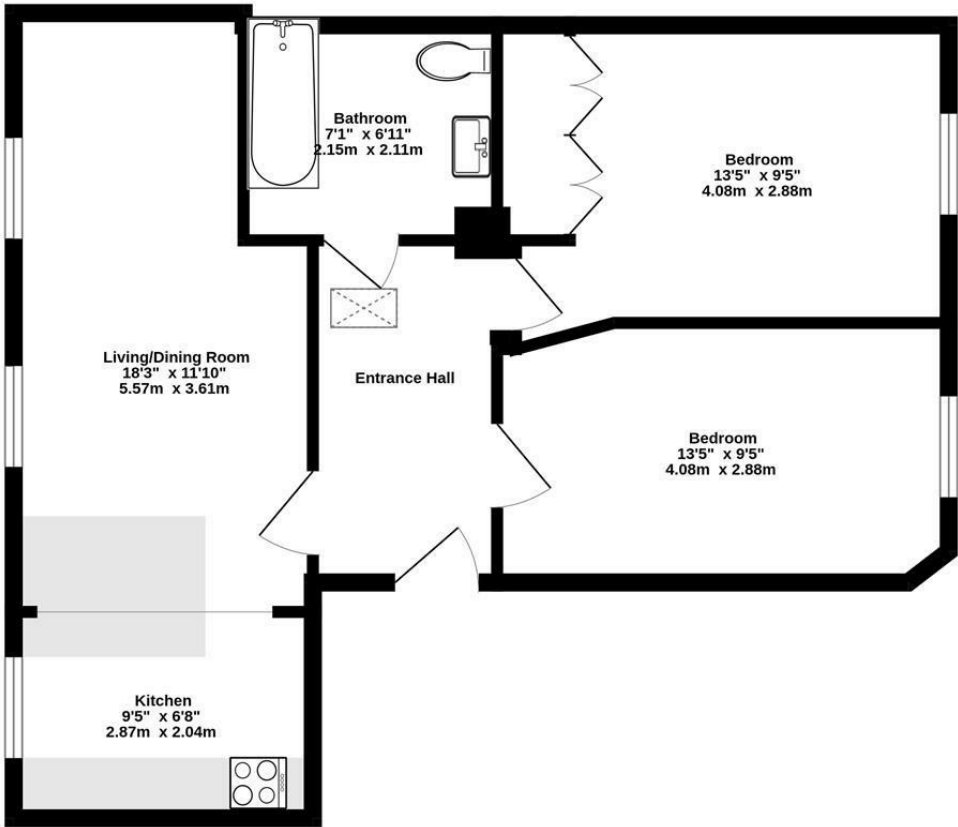
Panelled bath with mains shower over, wash hand basin, low level WC, towel rail, tiled walls, extractor fan. Tiled flooring.





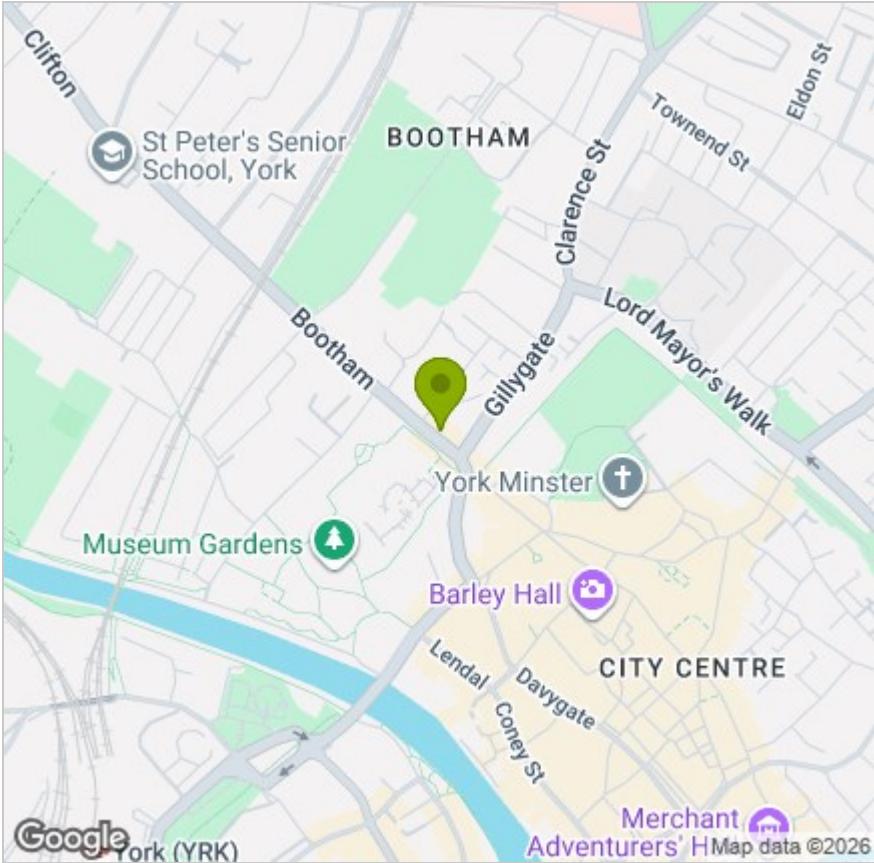
FLOOR PLAN

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

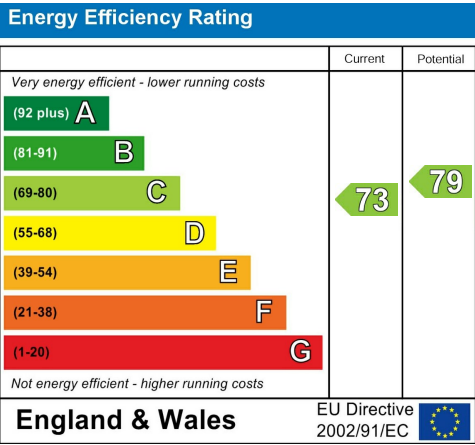


TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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.  
Made with Metropix ©2024

LOCATION



EPC



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 firms employment has the authority to make or give any representation or warranty in respect of the property.