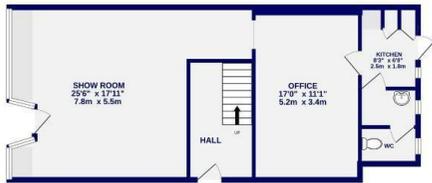




2 GILLYGATE
YORK, YO31 7EQ

£650,000
FREEHOLD

GROUND FLOOR
700 sq.ft. (65.0 sq.m.) approx.



1ST FLOOR
840 sq.ft. (78.0 sq.m.) approx.



2ND FLOOR
840 sq.ft. (78.0 sq.m.) approx.



TOTAL FLOOR AREA : 2379 sq.ft. (221.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
Made with Metropix ©2026



Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Milburns Commercial
5 High Petergate
York
YO1 7EN

01904 207022
enquiries@milburnsnet.com

