



Flat 4 18 Gillygate  
York, YO31 7EQ  
£1,250 PCM

 2  1  1  D

**\*\*Property not to be missed!\*\***

This stunning two bedroom fully furnished apartment located within the heart of York city centre has become available. As you enter into the spacious hallway, you are greeted by a large double bedroom complete with oak beams bringing some real character to the property, as well as a smaller single bedroom.

The property boasts a refurbished bathroom. There is a modern kitchen finished to a very high standard complete with all white goods. Just off the kitchen there is a neat dining room which then leads to the highlight of the property, the large lounge, complete with fantastic views of the bar walls and York Minster just beyond, this is really not to be missed. Viewing highly recommended.

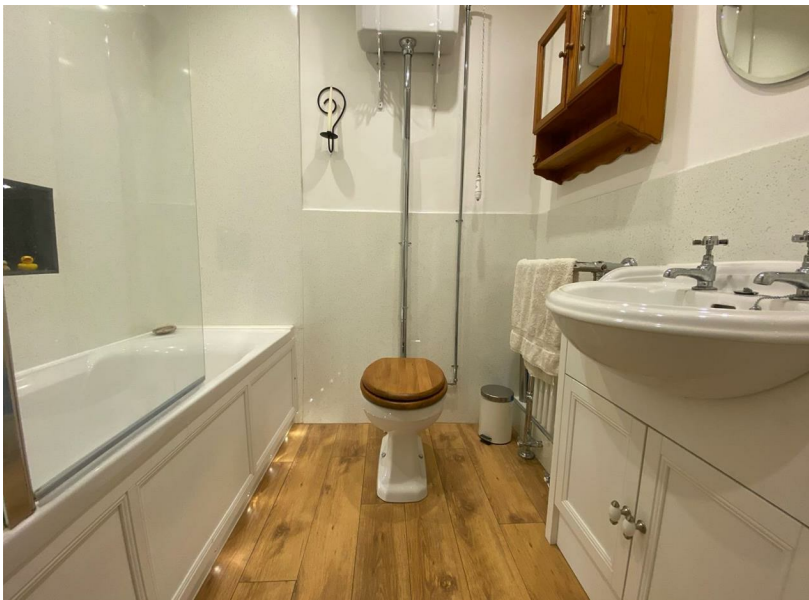
To be let on a furnished basis.

Decorated to a high standard the property is available mid - March.

Council Tax band B.

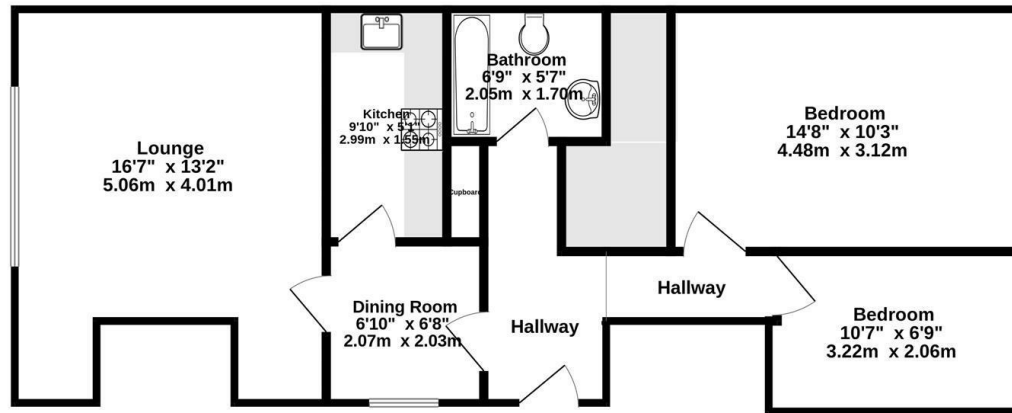
EPC Rating D.





## FLOOR PLAN

Ground Floor  
665 sq.ft. (61.8 sq.m.) approx.

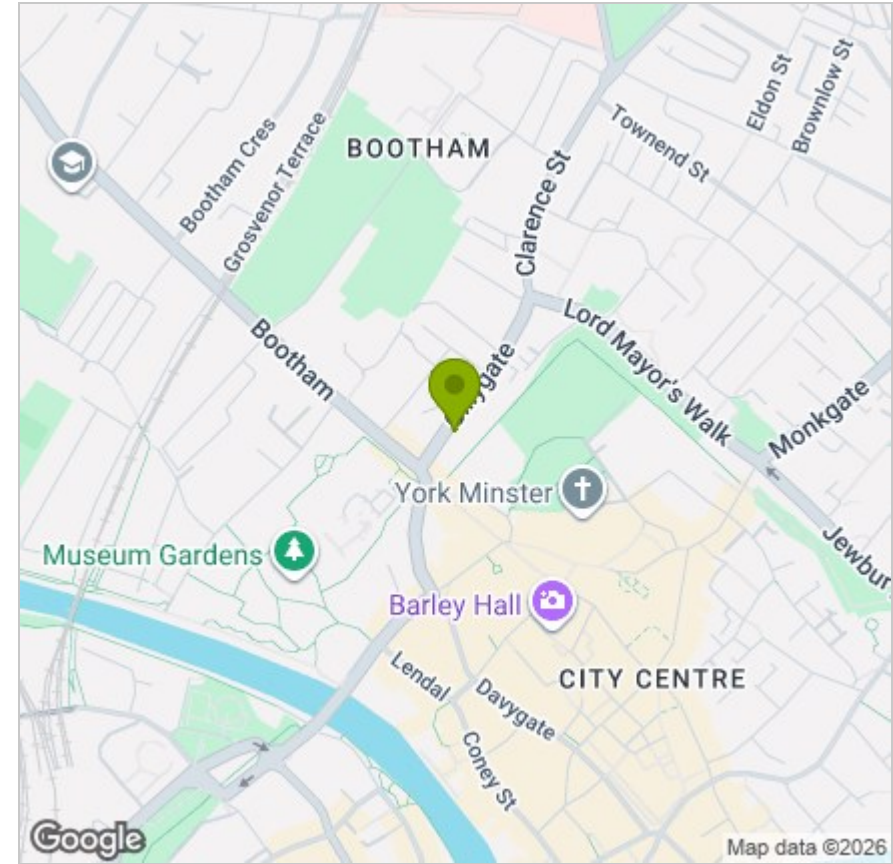


Two Bedroom Apartment

TOTAL FLOOR AREA: 665 sq.ft. (61.8 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>75</b>
(55-68) <b>D</b>		<b>59</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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