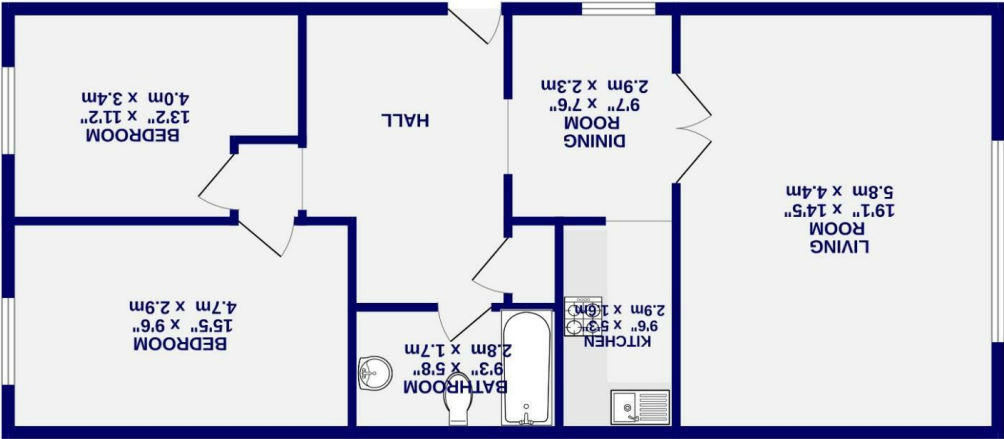


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Gillygate, York YO31 7EQ

Leasehold
Council Tax Band - B

- Second Floor Apartment
- Two Bedrooms
- Living Room & Dining Room
- Central Location
- Ideal First Home Or Investment
- Well Presented Throughout
- Walking Distance To University Of York
- EPC C



2ND FLOOR
846 sq.ft. (78.6 sq.m.) approx.

TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey of the property for more detailed information. The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested by us and are shown as to their condition.



Gillygate
Gillygate, York
YO31 7EQ

£230,000

2 1

Located on ever-popular Gillygate, just moments from an excellent range of independent shops, restaurants and amenities, this beautifully presented second-floor apartment enjoys wonderful views towards York Minster and the City Walls. Set within an attractive period building and accessed via a secure communal hallway, it offers an inviting home suited to a range of buyers.

Thoughtfully updated by the current owners, the apartment has been well maintained throughout. A generous entrance hall leads into a bright and airy living room with exposed wooden flooring, followed by a fitted kitchen and a separate dining room. There are two comfortable double bedrooms and a well-appointed three-piece bathroom.

Additional benefits include gas central heating, secondary glazing and useful loft storage accessed via a drop-down ladder.

Leasehold
Length of lease: 989 years out of an initial 999 (commenced Jan 2016)
Current ground rent: n/a (Peppercorn)
Current management fee (annual): £560 (£140 Qtr)

Council Tax Band- B

