



Gillcroft, 304a Tadcaster Road  
York, YO24 1HE  
Guide Price £950,000

Overlooking The Knavesmire, Gillcroft is a substantial period property on York's prestigious Tadcaster Road.

We believe this to be a rare opportunity to create a sizeable home close to the historic city walls, racecourse and railway station. It measures over 4000 square feet including a full height lower ground/basement and an abundance of original features and characteristics of the late Georgian era.

Although needing refurbishment, this exciting building benefits from a long walled rear garden with vehicle access to a brick built triple garage.

Built in 1833 as a private residence and now split into six separate units, reverting back to one quality dwelling would be a fabulous assignment.

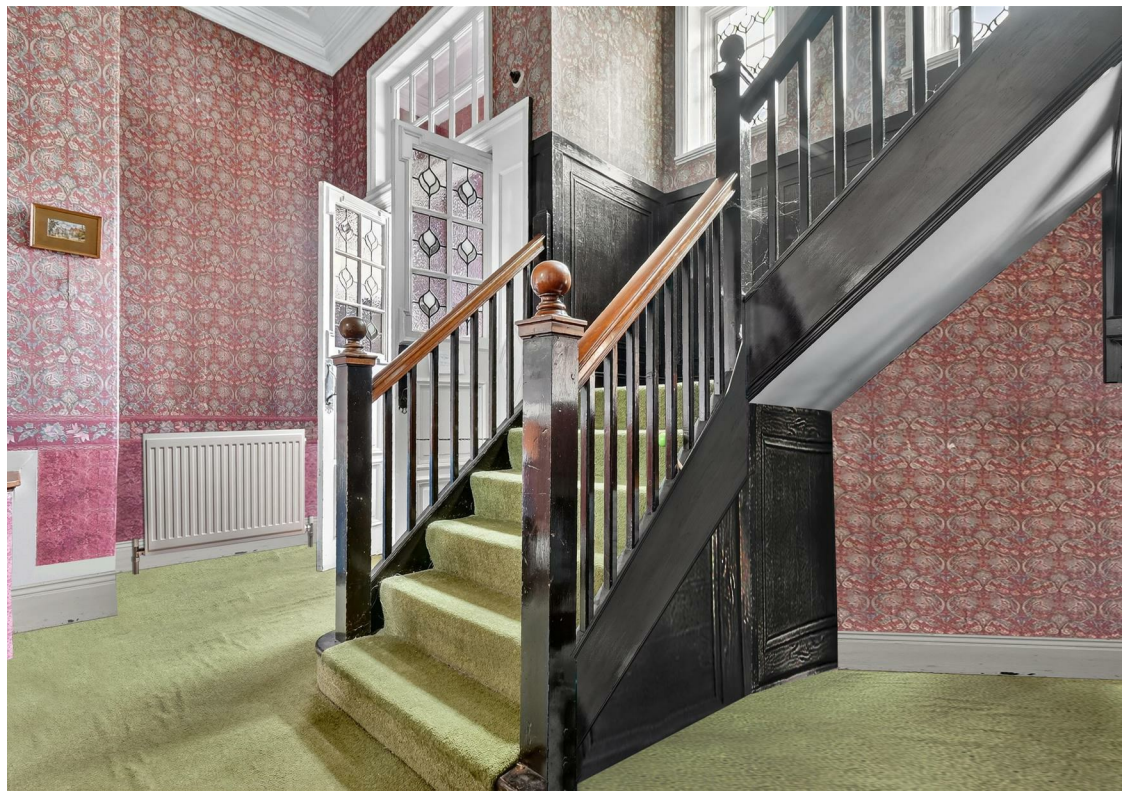
Viewings are strictly by appointment with Churchills Estate Agents.

### Ground Floor

Currently a spacious period entrance hallway with staircase to the upper floors

From the hallway, it leads into to a one bed flat comprising; original 26' living/dining room with full width window overlooking The Knavesmire, double doors to the bedroom area, separate kitchen with staircase to the lower ground, three piece bathroom suite and storage cupboard.

Accessed from the rear is another one bed flat with gorgeous parquet flooring in the large reception room, 'L' shaped dining kitchen, bedroom, three piece bathroom and utility cupboard.





## First Floor & Second Floor

Three units; a studio flat with separate kitchen and bathroom, slide sash windows and views to the front.

A one bed duplex-style flat with original features and second floor bedroom with period fireplace.

Accessed from the rear courtyard is an external staircase to another studio apartment with separate kitchen and bathroom, period features include fireplace and slide sash windows.

## Lower Ground Floor

Approximately 1000sq ft of space with its own entrance door to/from the front garden. Large main space with three large windows, original fireplace in rear reception and fitted plumbing.

## Outside

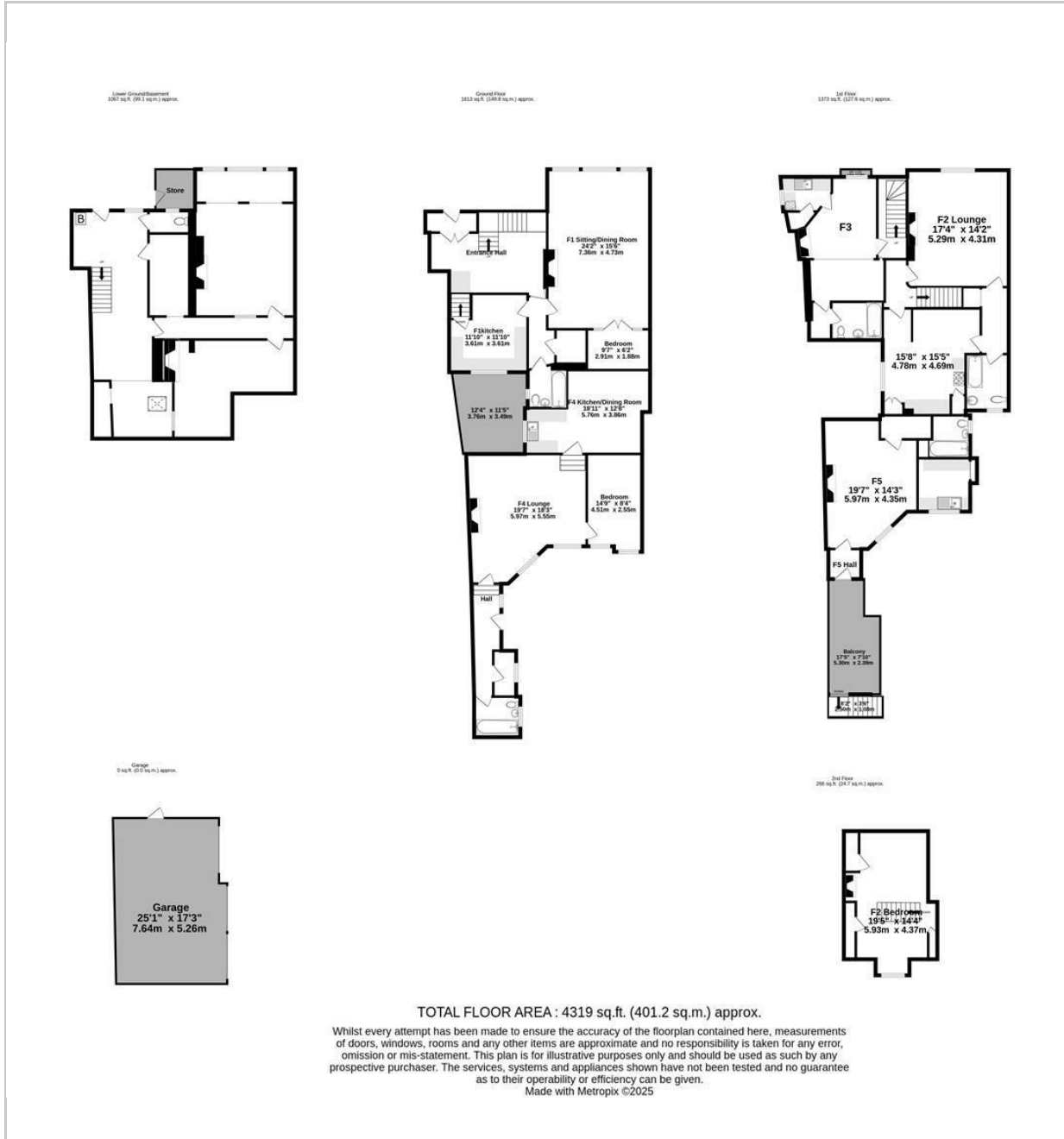
Elevated landscaped garden to front. Long rear garden with tall brick wall, courtyard, mature trees and shrubbery. gate to rear.

The triple garage is accessed via a neighbour's lane (right of access) with three up and over doors and door into garden.

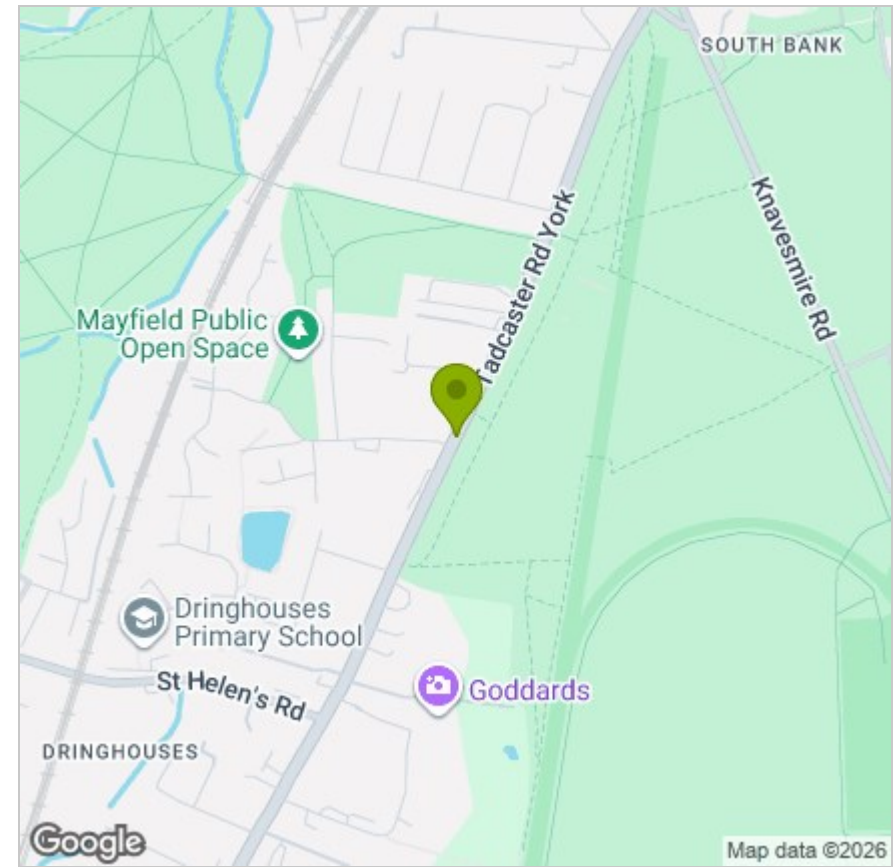
## Notes from the Agent



# FLOOR PLAN



# 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>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>52</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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