



3b Gillygate York

North Yorkshire, YO31 7EA

£1,100 PCM

rebound
cds
vinyl



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Pokémon •
Nintendo

LEAVING YOU BACK TO THE RETRO DAYS
SORE THUMB
RETRO-GAMES

WAKHAMMER

AVAILABLE END OF MAY!

This well presented two bedroom flat is located right in the heart of York City Centre and is within walking distance of all local amenities and tourist attractions.

The property comprises a bright living room leading onto a spacious kitchen dining area including an oven and hob. As you move around the flat, you're greeted by a bright bathroom with bath and shower as well as two large double bedrooms with fitted storage space.

Council Tax Band B
EPC rating E

Living Room
46'3" by 39'7" (14.11 by 12.09)

Kitchen
39'4" by 36'4" (12.01 by 11.08)

Bathroom
26'4" by 16'8" (8.05 by 5.10)

Bedroom One
39'5" by 32'10" (12.02 by 10.02)

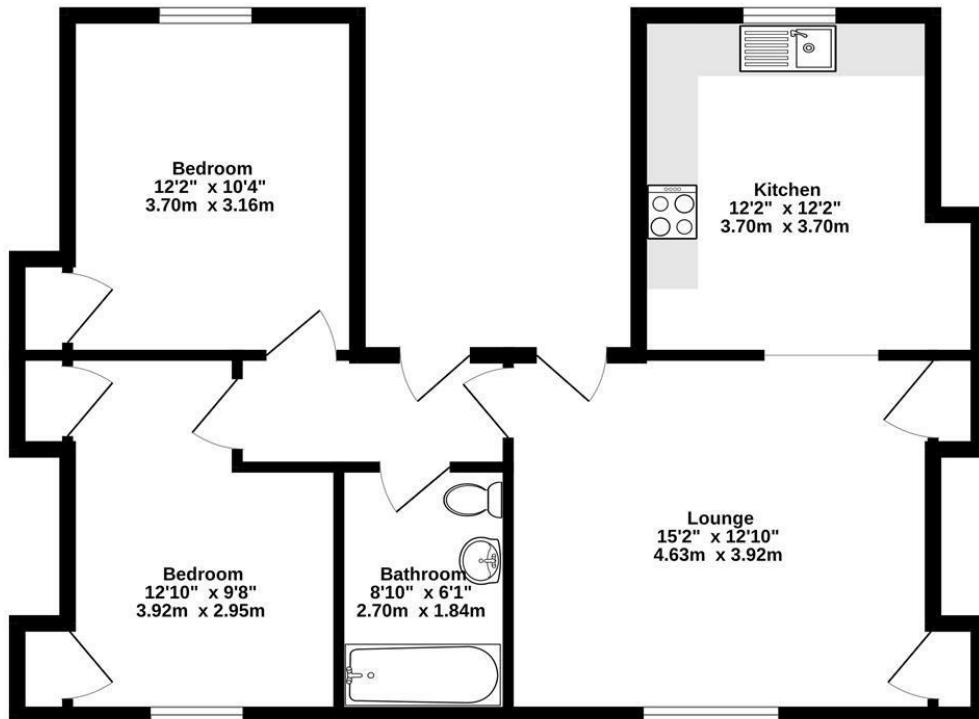
Bedroom Two
39'8" by 29'9" (12.11 by 9.08)





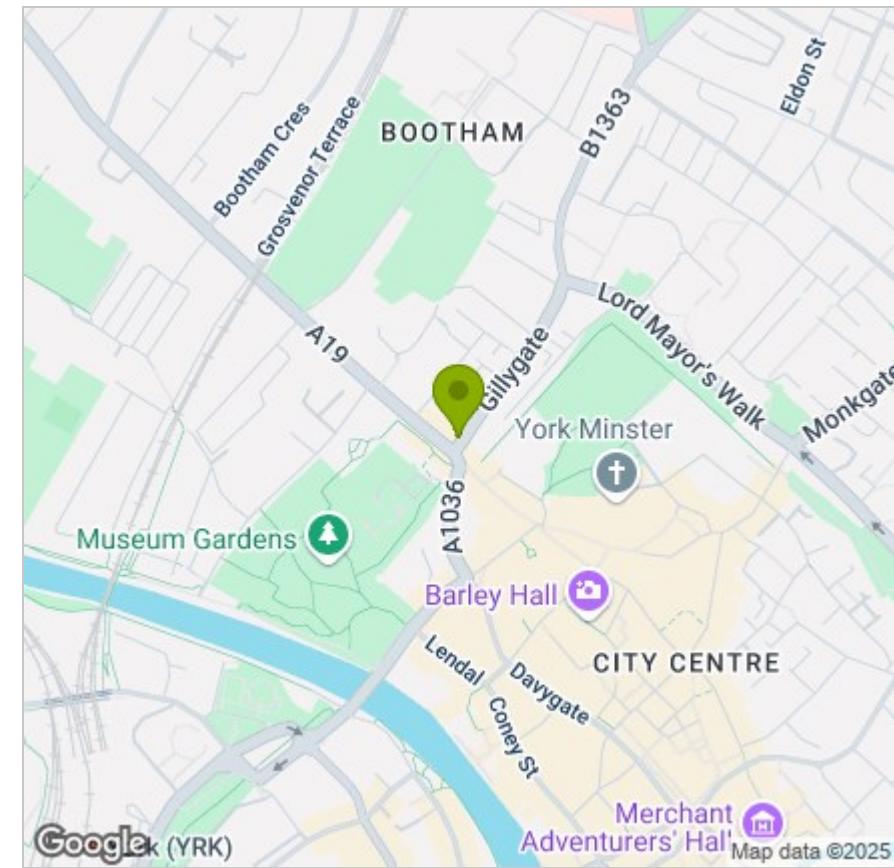
FLOOR PLAN

Second Floor
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 688 sq.ft. (63.9 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)	A	85
(81-91)	B	
(69-80)	C	
(55-68)	D	46
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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