

3b Gillygate York  
North Yorkshire, YO31 7EA  
£1,100 PCM

01904 674061  
Y & U Beauty

rebound cds vinyl

Pokémon Nintendo  
TAKE YOU BACK TO THE GREATEST  
SORE THUMB  
RETRO GAMES

 2  1  1  E



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)

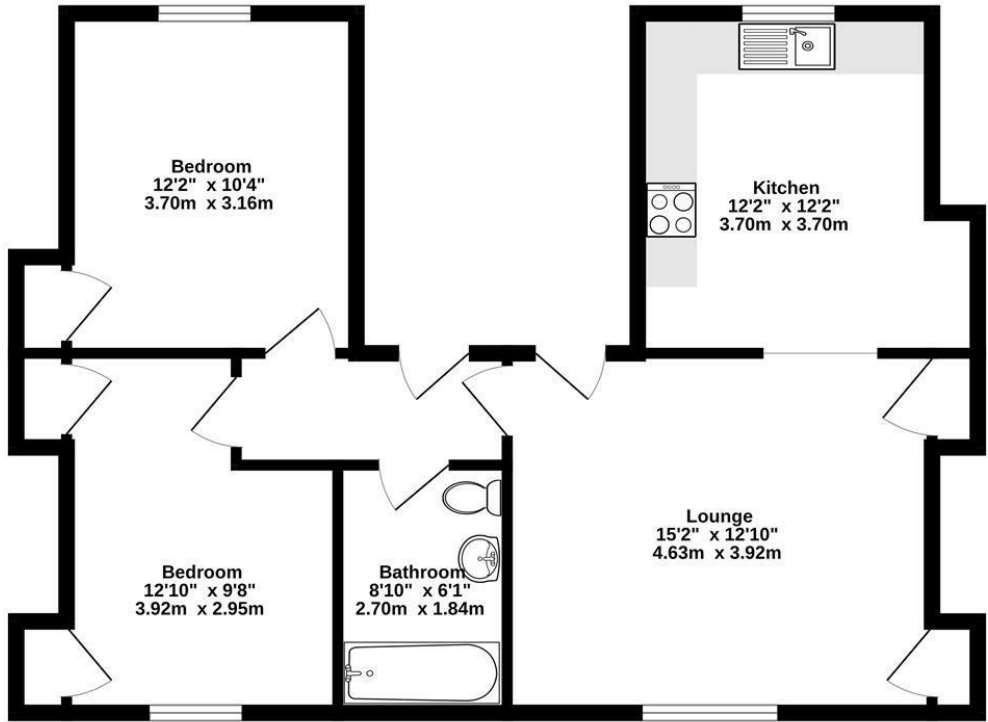






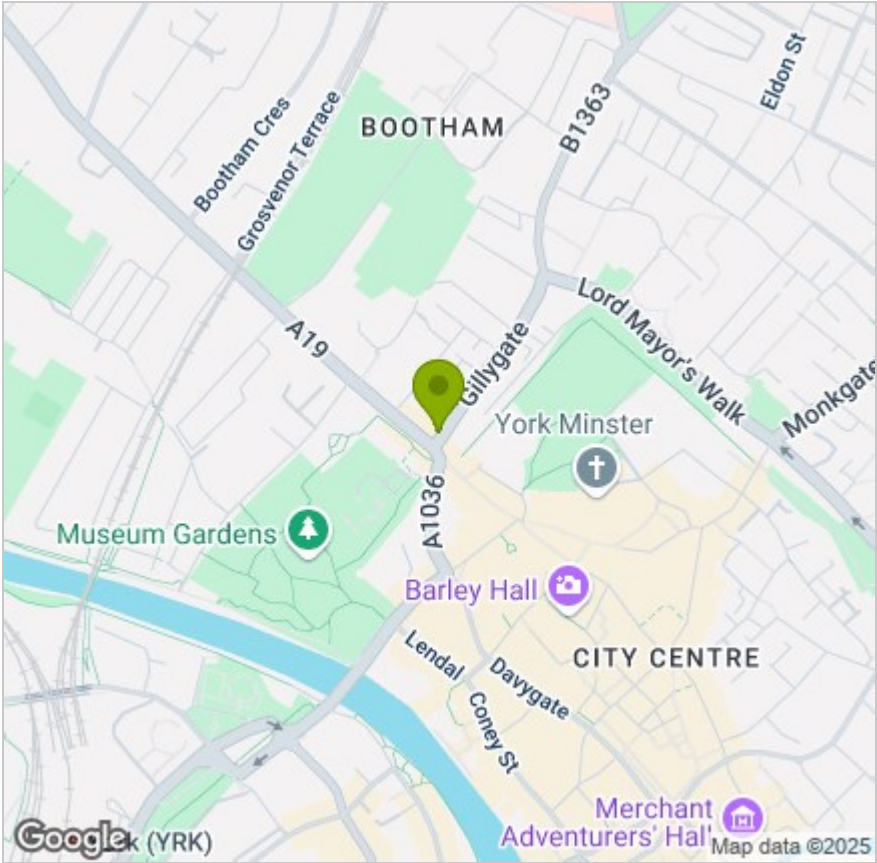
FLOOR PLAN

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

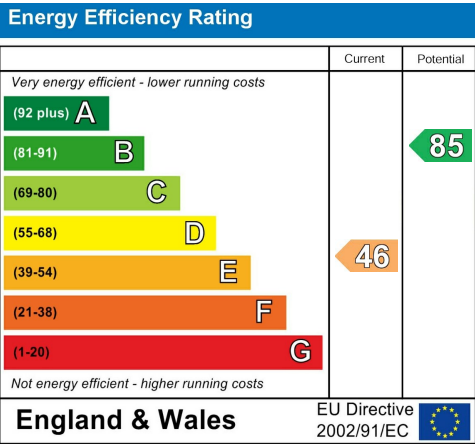


TOTAL FLOOR AREA: 688 sq.ft. (63.9 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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.  
Made with Metropix ©2023

LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.