





18 Woodsmill Quay Skeldergate
York, YO1 6DX
£200,000

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CURRENTLY A SUCCESSFUL HOLIDAY LET!

Located within the sought-after Woodsmill Quay development, this beautifully presented one-bedroom ground floor apartment enjoys an enviable position in the heart of York. Just moments from shops, restaurants and everyday amenities, it perfectly combines city-centre convenience with peaceful riverside surroundings. The train station is within easy walking distance, and scenic river and park walks are right on the doorstep. Offered ready to move into, it also presents an excellent holiday let or investment opportunity.

An inviting entrance hall leads to a stylish fitted kitchen with a range of modern wall and base units. Exposed timber beams and striking exposed brickwork add character to the bright living/dining area, where elegant arched windows frame superb views across the River Ouse towards York Minster and the historic skyline. This distinctive yet contemporary space is ideal for relaxing or entertaining.

The bedroom is well appointed and benefits from continued riverside views, creating a calm and comfortable retreat. The bathroom includes a classic white suite with shower over bath.

Combining period character, exceptional views and a prime central location, this is a rare opportunity to acquire a distinctive city-centre apartment. Early viewing is highly recommended.

Hallway

Lounge/Diner

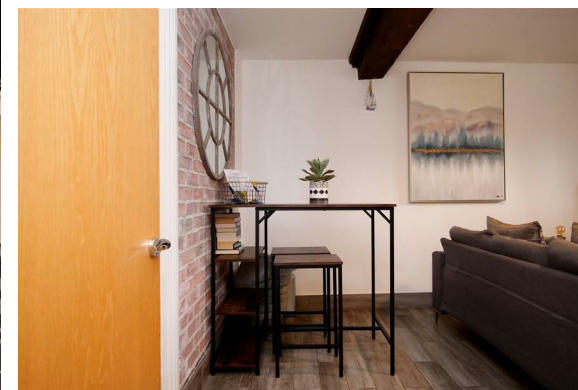
14'9" x 12'4" (4.50m x 3.77m)

Bedroom

10'5" x 8'7" (3.19m x 2.64m)

Kitchen

9'4" x 6'6" (2.87m x 2.00m)





Bathroom

7'1" x 5'4" (2.17m x 1.63m)

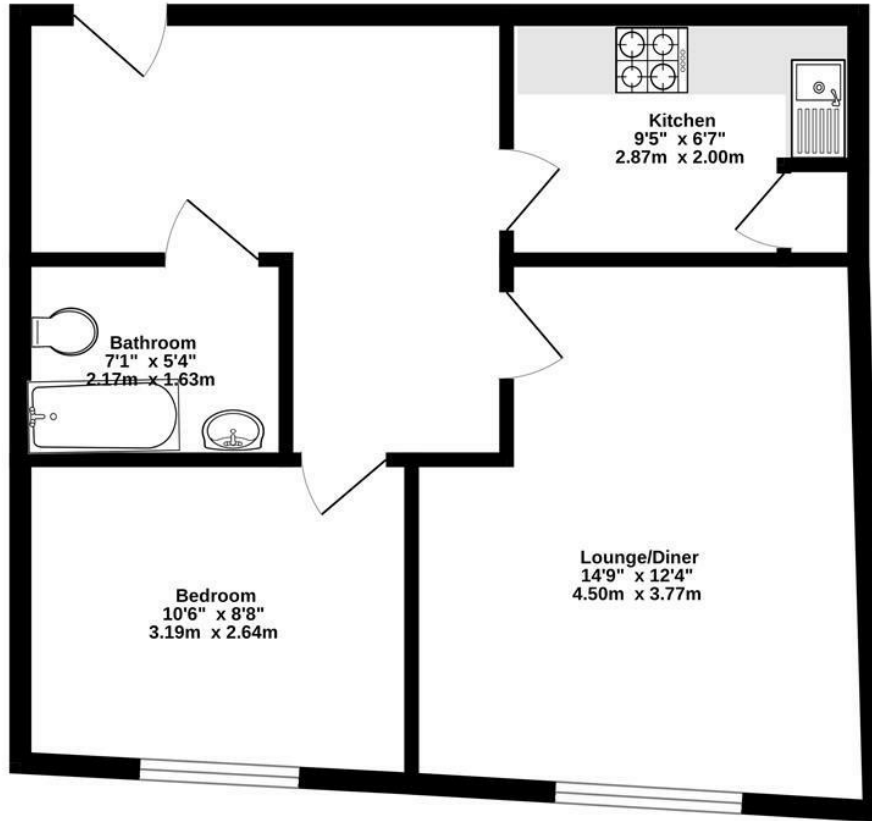
Agents Notes

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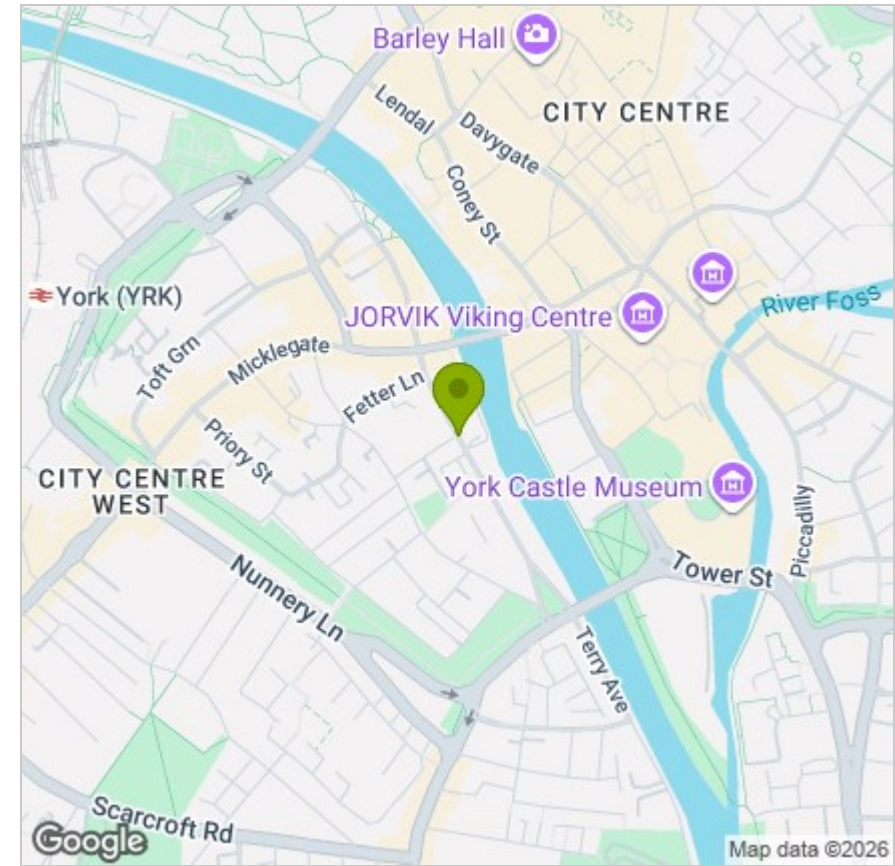
FLOOR PLAN

Ground Floor
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 466 sq.ft. (43.3 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			
(81-91) B			
(69-80) C		75	75
(55-68) D			
(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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