



3a Gillygate York
North Yorkshire, YO31 7EA

£1,100 PCM

653313



One Bed City Centre Apartment

This lovely one bedroom apartment is located within the heart of York city centre and comprises a fabulous large lounge which opens up to the bright and airy kitchen. As you proceed through the property you will find the large bedroom, walk through closet, bathroom with bath and shower.

Decorated to a tasteful standard the property is available early March and would be perfect for an professional individual or couple.

Sorry no pets or smokers.

Council Tax Band B

EPC Rating E

Lounge

15'0" x 12'9" (4.59m x 3.89m)

Kitchen

12'0" x 10'5" (3.68m x 3.19m)

Bedroom

15'9" x 12'10" (4.82m x 3.92m)

Cloakroom

8'8" x 5'5" (2.66m x 1.67m)

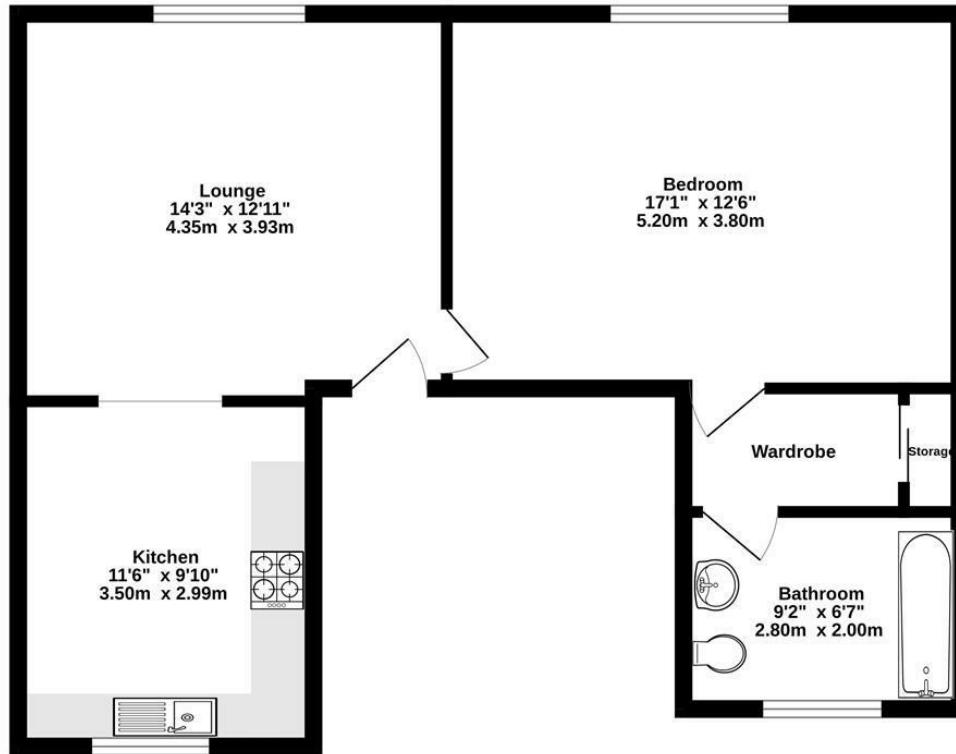
Bathroom

10'2" x 6'5" (3.11m x 1.97m)



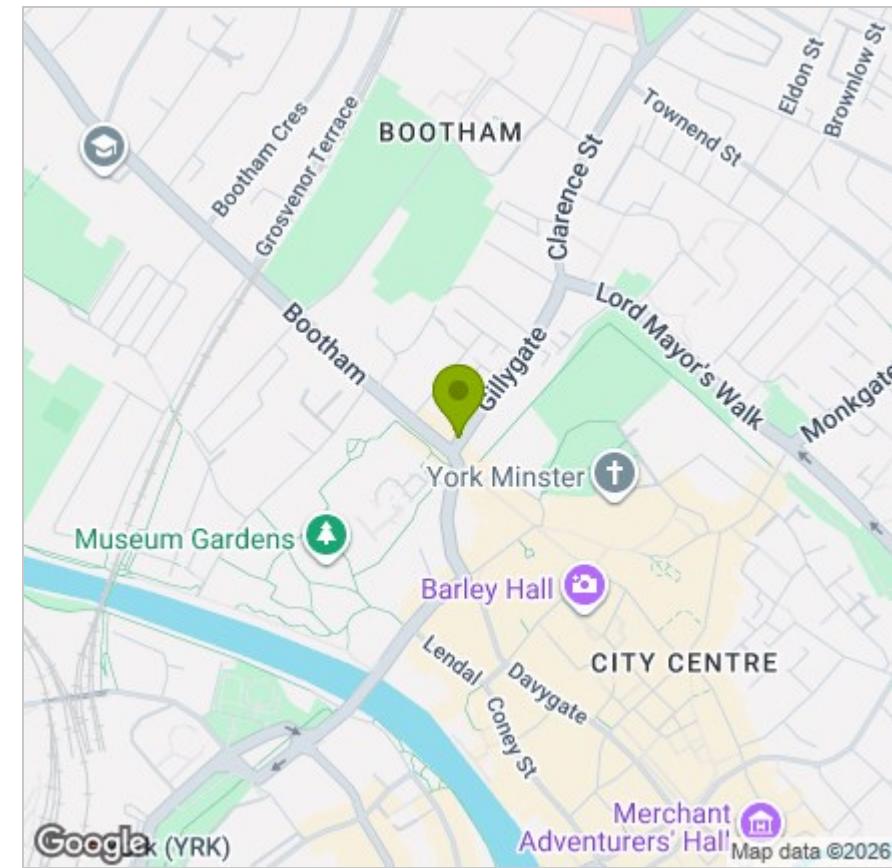
FLOOR PLAN

Ground Floor
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 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, symbols and fixtures 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	73
(55-68)	D	
(39-54)	E	45
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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