



18 Gillygate
York, YO31 7EQ
Guide Price £320,000

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SUPERB SECOND FLOOR APARTMENT
LOCATED WITHIN THIS PERIOD
BUILDING WITH VIEWS TOWARDS THE
CITY WALLS AND YORK MINSTER.
Finished to the highest of standards this
premium city centre apartment will be sure
to appeal to a range of buyers having
undergone complete refurbishment to
create quality living accommodation. Ready
to move into and accessed via a secure
communal hallway with staircase to all
floors it comprises entrance hallway, shaker
style kitchen with Quartz worktops,
living/dining area, two double bedrooms with
slide sash windows and a three piece
bathroom. An accompanied viewing of this
fabulous apartment is strongly
recommended.

Communal Hallway

Secure entrance door. Carpeted stairs to all
floors.

Entrance Hall

Entrance door, velux, coving, wood
panelling, double panelled radiator, power
points. Engineered Oak wood flooring.

Kitchen Area

Slide sash window to front with secondary
glazing and fitted shutters, modern shaker
style kitchen with Quartz counter tops,
inset sink, eye level oven, electric hob,
integrated dishwasher and washing
machine, fridge freezer, double panelled
radiator, power points. Engineered Oak
wood flooring.

Living/Dining Area

Two slide sash windows to front with
secondary glazing and fitted shutters,
coving, wood panelling, double panelled
radiator, TV point, power points. Engineered
Oak wood flooring.

Bedroom 1

Slide sash window to rear with fitted
shutters, coving, fitted wardrobes double
panelled radiator, power points. Engineered
Oak wood flooring.



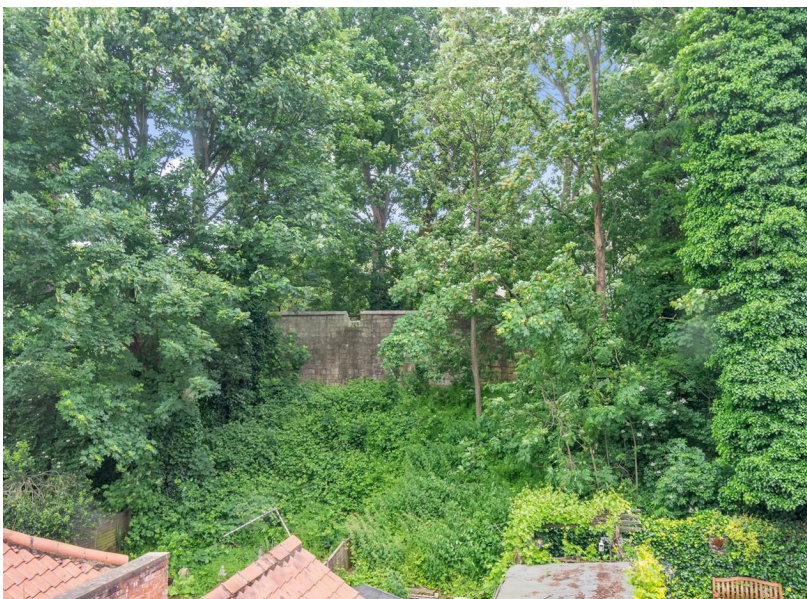


Bedroom 2

Slide sash window to rear with fitted shutters, coving, double panelled radiator, power points. Engineered Oak wood flooring.

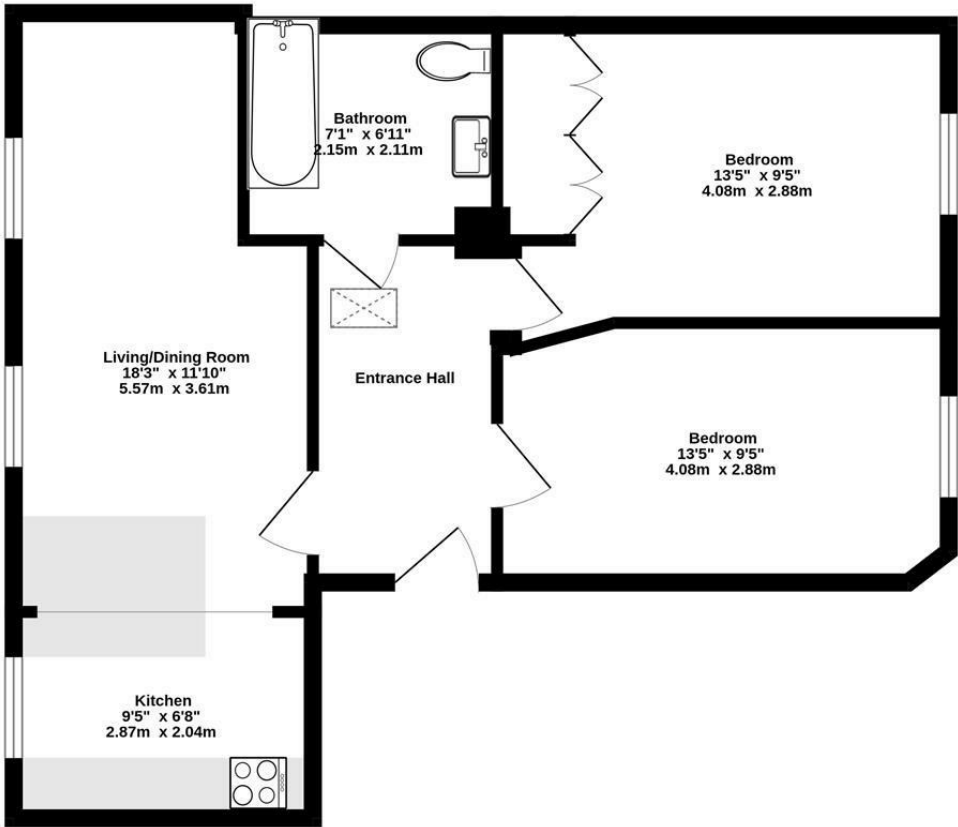
Bathroom

Panelled bath with mains shower over, wash hand basin, low level WC, towel rail, tiled walls, extractor fan. Tiled flooring.



FLOOR PLAN

Second Floor
627 sq.ft. (58.2 sq.m.) approx.

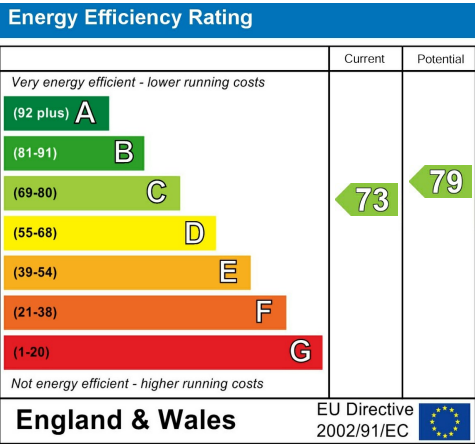


TOTAL FLOOR AREA : 627 sq.ft. (58.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, 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



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