



3c Gillygate York
North Yorkshire, YO31 7EA
£1,200 PCM

01904 874881
unbiasedagent.com

Y8

TO LET
STAPLETON
WATERHOUSE
01904 622226

ity

NAIL

65

rebound

cds
vinyl



2



1



1



E

AVAILABLE END OF SEPTEMBER

This fabulous two bedroom apartment is located in the heart of York City Centre, just a stones throw from the York Minster and Museum Gardens. York train station is just a short walk away and there are many bus routes right on your doorstep providing handy transport links throughout York and surrounding villages.

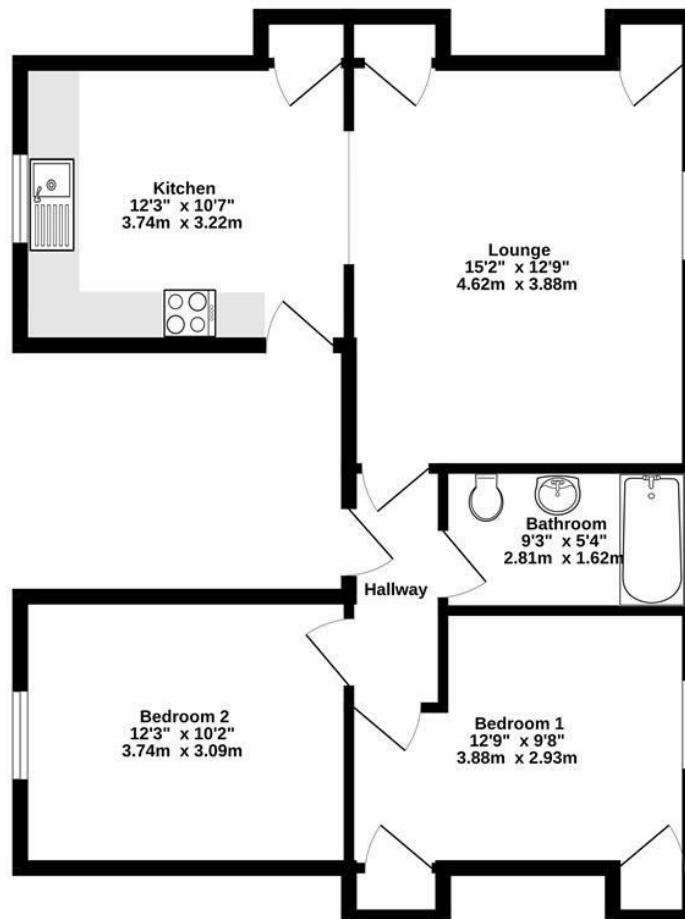
The property comprises a large kitchen, overlooking a spacious reception room hosting gorgeous, traditional windows. As you move around the property, you will find two large, double bedrooms and a bathroom including bath and shower.

Sorry no pets or smokers.
Parking is NOT included.
Council Tax Band B.
EPC E



FLOOR PLAN

Ground Floor
666 sq.ft. (61.9 sq.m.) approx.

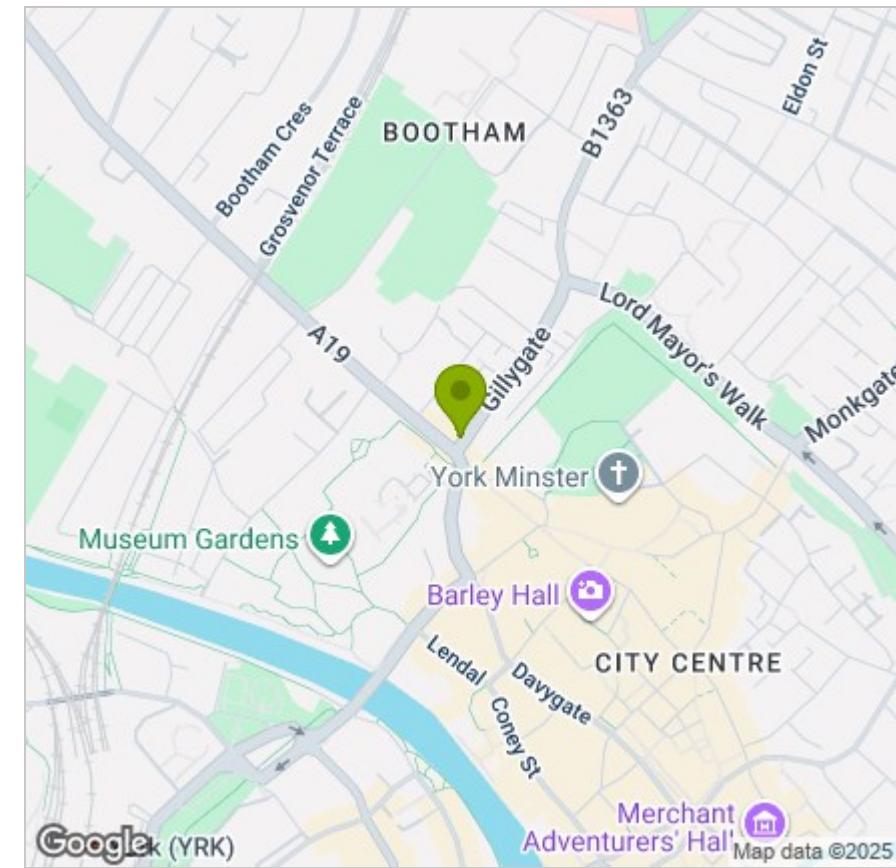


TOTAL FLOOR AREA: 666 sq.ft. (61.9 sq.m.) approx.

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		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E		43
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.