



18 Woodsmill Quay Skeldergate

York, YO1 6DX

£200,000





## CURRENTLY A SUCCESFUL HOLIDAY LET!

Located within the sought-after Woodsmill Quay development, this beautifully presented one-bedroom 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

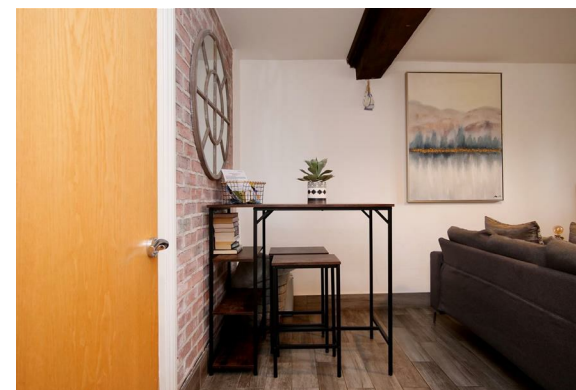
14'9" x 12'4" (4.50m x 3.77m)

### 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)

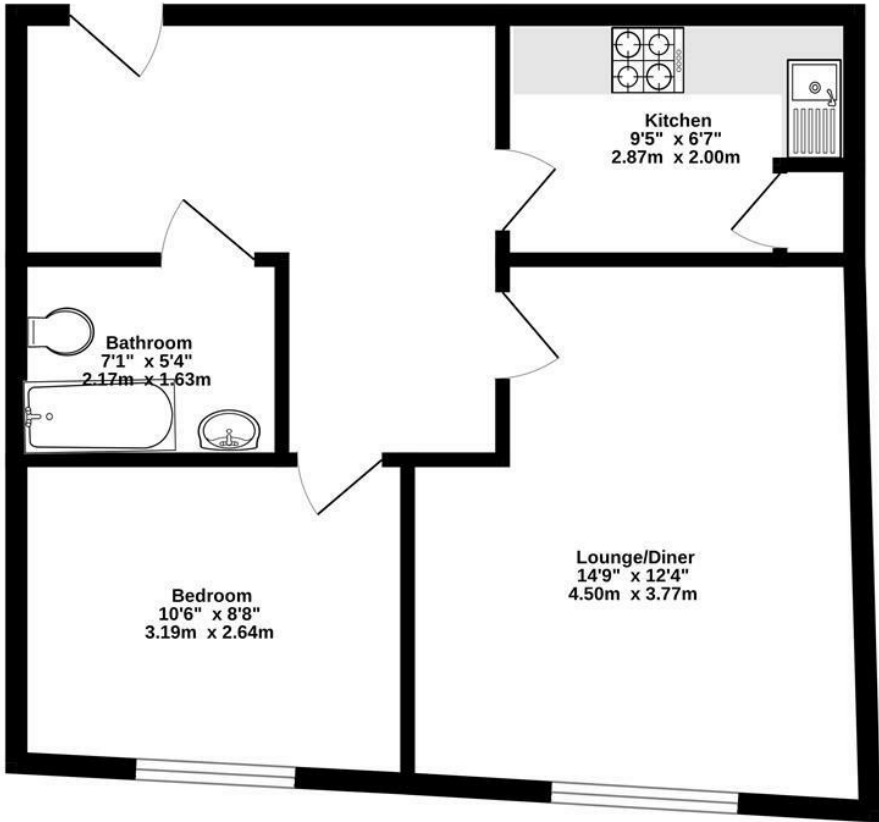
### **Agents Notes**

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



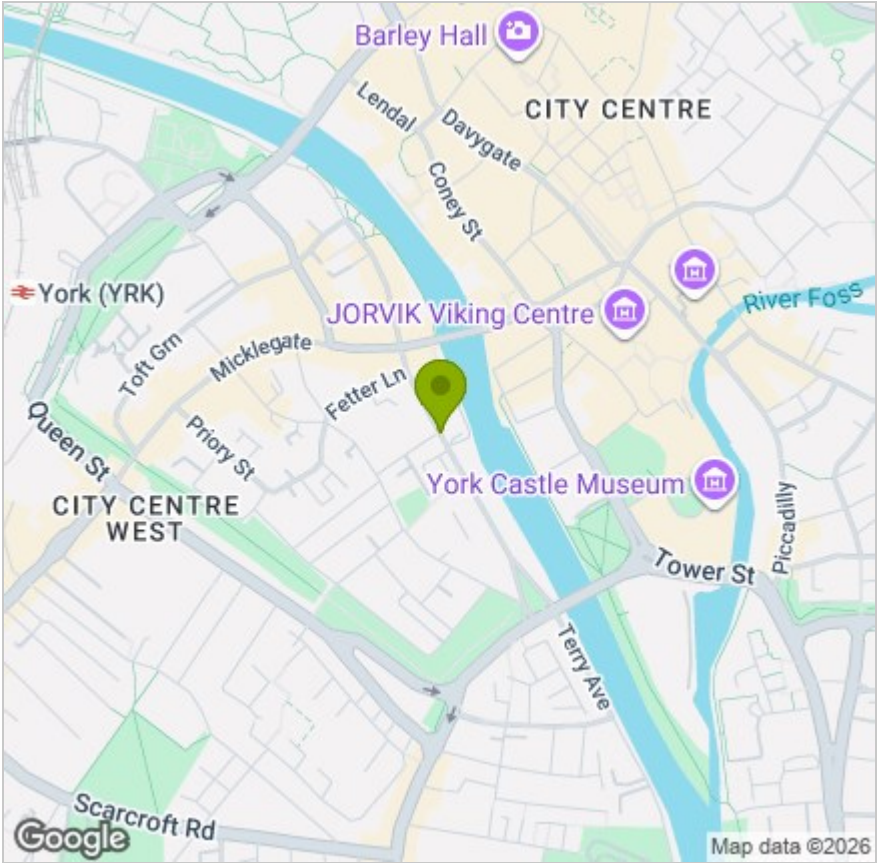
FLOOR PLAN

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.  
Made with Metropix ©2026

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	

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.