

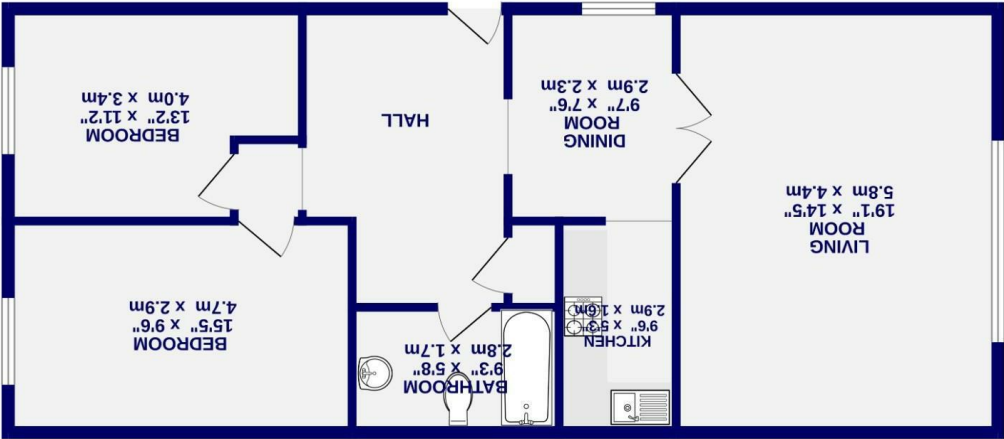
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# Gillygate, York YO31 7EQ

Leasehold  
Council Tax Band - B

- Second Floor Apartment
- Two Bedrooms
- Living Room & Dining Room
- Central Location
- Ideal First Home Or Investment
- Well Presented Throughout
- Walking Distance To University Of York
- EPC C

2ND FLOOR  
846 sq.ft. (78.6 sq.m.) approx.



TOTAL FLOOR AREA: 846 sq.ft. (78.6 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional survey of the property for more detailed information. The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested by us and are shown as to their condition.



Gillygate  
Gillygate, York  
YO31 7EQ

£240,000

2 1

Located on ever-popular Gillygate, just moments from an excellent range of independent shops, restaurants and amenities, this beautifully presented second-floor apartment enjoys wonderful views towards York Minster and the City Walls. Set within an attractive period building and accessed via a secure communal hallway, it offers an inviting home suited to a range of buyers.

Thoughtfully updated by the current owners, the apartment has been well maintained throughout. A generous entrance hall leads into a bright and airy living room with exposed wooden flooring, followed by a fitted kitchen and a separate dining room. There are two comfortable double bedrooms and a well-appointed three-piece bathroom.

Additional benefits include gas central heating, secondary glazing and useful loft storage accessed via a drop-down ladder.

Leasehold  
Length of lease: 989 years out of an initial 999 (commenced Jan 2016)  
Current ground rent: n/a (Peppercorn)  
Current management fee (annual): £560 (£140 Qtr)

Council Tax Band- B

