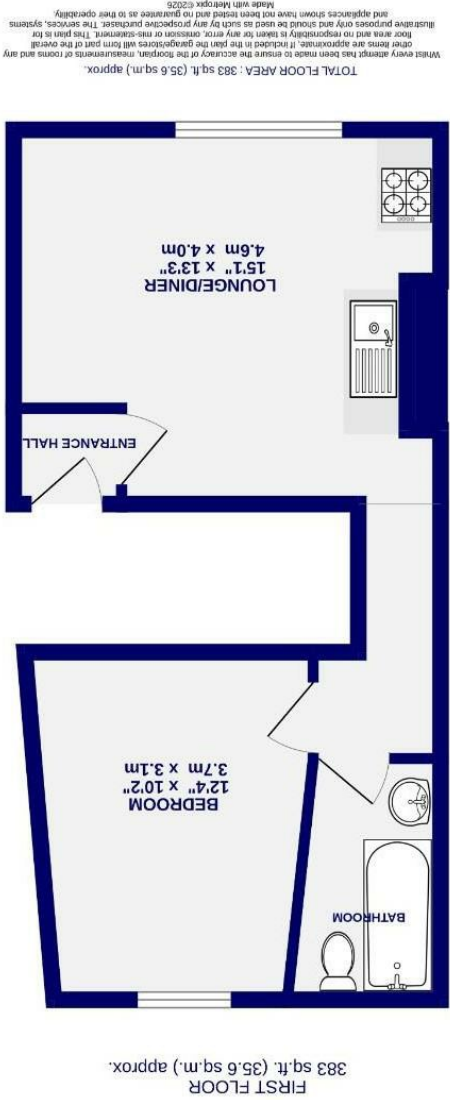


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

- Projected 6% Gross Yield
- Sold With Tenant In Situ
- Prime Gillygate Location
- Welcoming Entrance With Bookshelves
- Bathroom
- Generous Double Bedroom & Three-Piece Room
- Bright & Spacious Living And Dining
- One-Bedroom First-Floor Apartment

Leasehold
Council Tax Band - A

Gillygate
, York
YO31 7EA



Gillygate
, York
YO31 7EA

Offers Over £150,000



A well-located one-bedroom ground-floor apartment situated on Gillygate, only moments from York's historic city centre.

The property offers bright and comfortable accommodation with a particularly welcoming entrance hall featuring built-in bookshelves, leading into a spacious living and dining room. with large sash windows.

The fitted kitchen is well appointed and offers a range of wall and base units, integrated appliances and modern worktops.

To the rear is a generous double bedroom and a smart three-piece bathroom with bath and shower over. Presented in tasteful, neutral décor throughout, the apartment offers a comfortable foundation with scope for a new owner to update and make their own mark, making it an appealing choice for an investor.

Leasehold
Length of lease- 56 years remaining
Ground rent - £25 per annum
Ground rent review period- fixed
Service Charge- £0

