



12 Castlegate, York YO1 9RP







*** VIEW OUR VIDEO TOUR ***A PERIOD END TOWNHOUSE with the benefit of PARKING situated in the HEART OF YORK is this beautifully presented and newly refurbished house.

The spacious reception hall (with a downstairs cloakroom off), leads to a sitting room and modern dining kitchen with large picture windows and a good range of fitted units and integral appliances. A stairway leads down to the useful cellar area whilst to the first floor is a master bedroom suite with en-suite shower room and separate en-suite bathroom whilst to the second floor is a second double bedroom with en-suite shower room, a further double bedroom with dressing room and the house bathroom. A staircase leads to two further attic rooms, ideal as office or study space. Externally the property benefits from a single off street parking space.

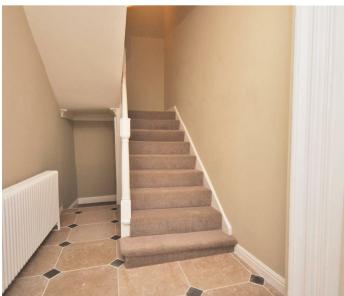


- Refurbished Period End Townhouse
- Sitting Room
- Dining Kitchen. Cellar
- Master Bedroom with En-Suite Bathroom and Shower Room
- Two Further Bedrooms (1 En-Suite)
- House Bathroom
- Attic Rooms
- Ground Floor Cloakroom
- Off Street Parking
- City Centre Location

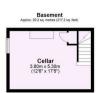
Guide Price £750,000

Tenure: Freehold



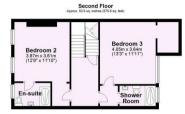


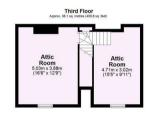












For illustrative Purposes Only - not to sca Plan produced using PlanUp.



				Current	Potentia
Very energy efficient - I	ower running	costs			
(92 plus) A					
(81-91) B					
(69-80)	C				
(55-68)	D				
(39-54)	E				
(21-38)		F			
(1-20)			G		
Not energy efficient - h	igher running	costs			

Environmental Impact (CO ₂) Rati	ng	
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) 🛕		
(81-91)		
(69-80)		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
	U Directiv 002/91/E0	



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- 2. 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.
- 3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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58 Micklegate York North Yorkshire YO1 6LF

01904 650650