



**Flat 3, 3 Priory Street**  
**£1,100 pcm**

City Centre Apartment

Presence & Co are delighted to bring to the lettings market this well presented, newly decorated one bedroom city centre apartment situated just off Micklegate.

This property is in a great location to walk to York railway station and a two-minute walk to the many cafes, restaurants, and shops.

The property is on the ground floor and has its own private internal courtyard with access from both the living room and bedroom.

The property comprises a small communal entrance hall, living room and separate fully fitted kitchen with oven, hob, fridge, integrated washing machine/ dishwasher, microwave and windows overlooking the courtyard, double bedroom, and shower room.

The property does not include parking.

Deposit: £1,384.61

Holding Deposit: £276.92

Garden details: Private Garden



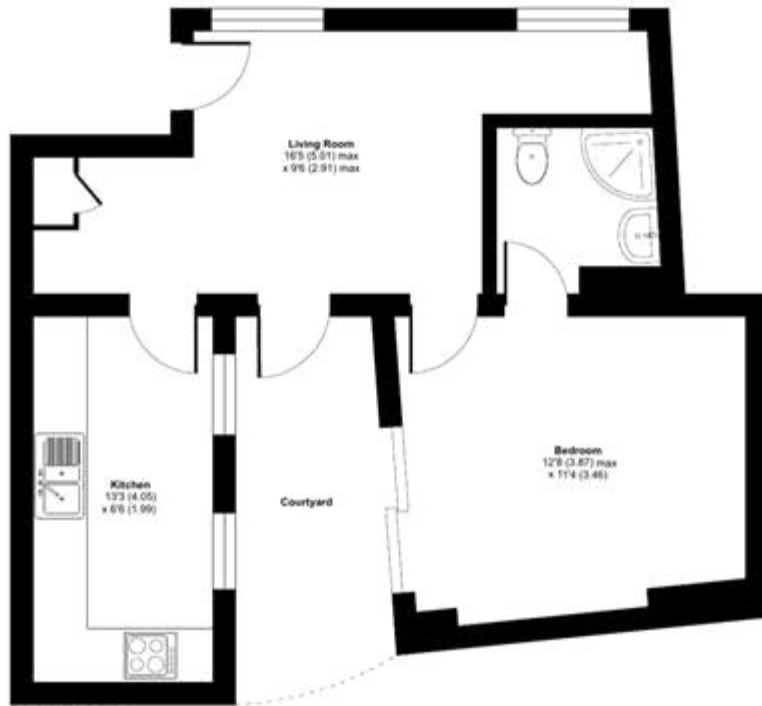


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.

# Priory Street, York, YO1

Approximate Area = 421 sq ft / 39.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © n6/hecorn 2024. Produced for Presence & Co. REF: 1226083.

