



**Heworth House, Melrosegate, York, YO31**  
**£1,250 pcm**

Stylish Ground Floor Apartment in Stunning Period Conversion



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A beautifully refurbished one-bedroom ground floor apartment in the historic Heworth House - a characterful development just minutes from York city centre.

Originally constructed in 1865 as the Rectory, Heworth House has been sympathetically restored and converted into six high-quality apartments, blending period charm with contemporary living. This stylish 549 sq ft apartment is located on the ground floor and benefits from its own private entrance, making it an appealing option for professionals or couples seeking a peaceful yet well-connected home.

Inside, the property offers a bright and spacious open-plan kitchen and living area, complete with sleek modern units, integrated appliances (including fridge/freezer, washing machine, and dishwasher), and tasteful fittings that complement the building's heritage features. The generous double bedroom provides a comfortable retreat, and the apartment is completed by a modern three-piece bathroom suite.

Further benefits include one allocated parking space and excellent access to York's city centre, which is just a short drive away.

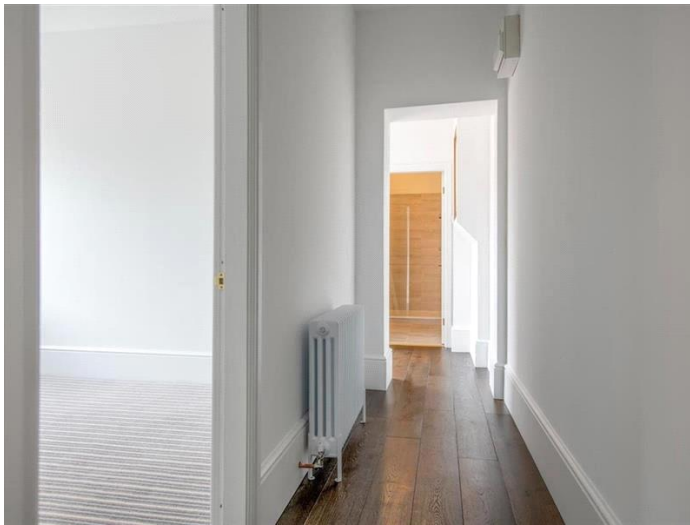
Early viewing is highly recommended to appreciate the quality and setting of this unique property.

Council Tax Band: A (City of York Council)

Deposit: £1,442.3

Holding Deposit: £288.46

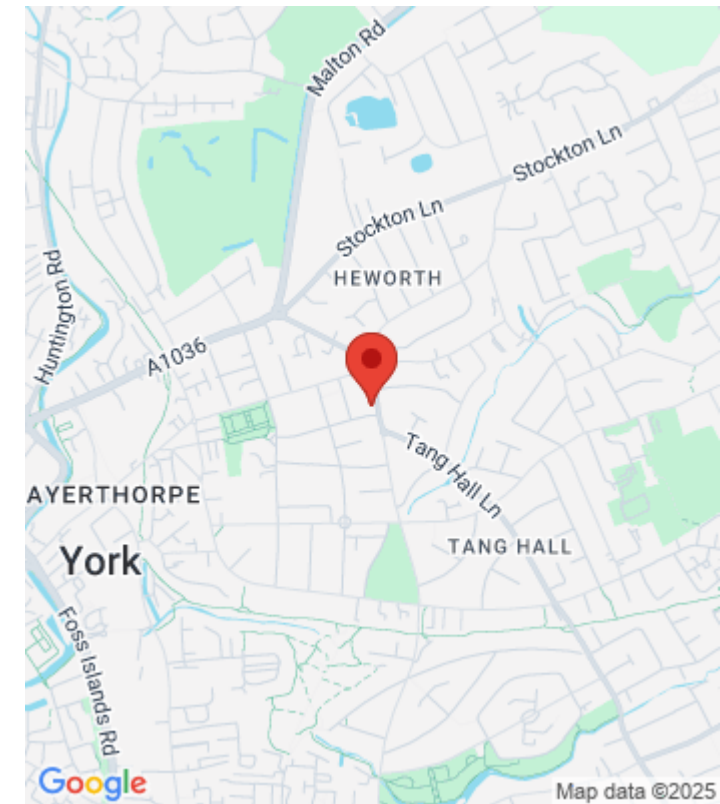
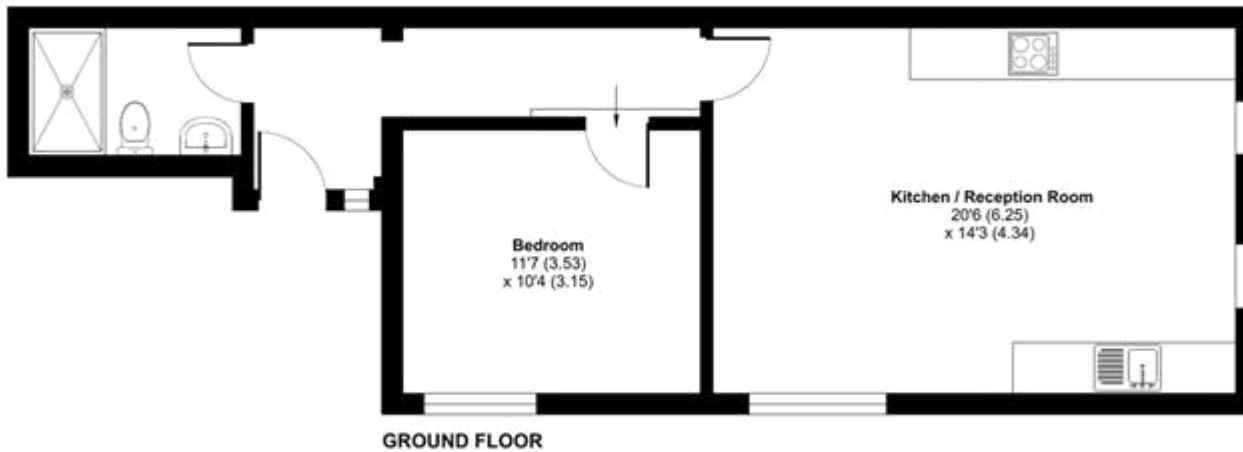
Parking options: Off Street



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.

## Apartment 3, Heworth House, Melrosegate, York, YO31

Approximate Area = 549 sq ft / 51 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nishcom 2024. Produced for Presence & Co. REF: 1137376



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.