



Presence & Co are delighted to bring to the lettings market this well presented furnished beautiful one-bedroom apartment offering an opportunity to live within York's historic city walls.

Located on the first floor, the apartment is ideally located for city living, just a short walk from York railway station, making it perfect for commuters to Leeds or London and minutes away to the many cafes, restaurants and shops.

The property comprises a small communal entrance hall and as you step inside the apartment, you are welcomed by a bright and airy open-plan living space, where natural light pours in through large windows and a skylight. The fully furnished kitchen includes an oven, microwave, dishwasher, and fridge with freezer compartment, along with a compact dining area.

A large double bedroom features a dedicated desk space and neutral décor. The modern shower room is fitted with contemporary fixtures and tiled flooring.

Additional benefits include a secure bike store, and an external bin storage.

The property has electric-only heating.

Please note parking is not available with this apartment due to its central location.

Council Tax Band: B (City of York Council)

Deposit: £1,148.07

Holding Deposit: £250

Bedroom 1

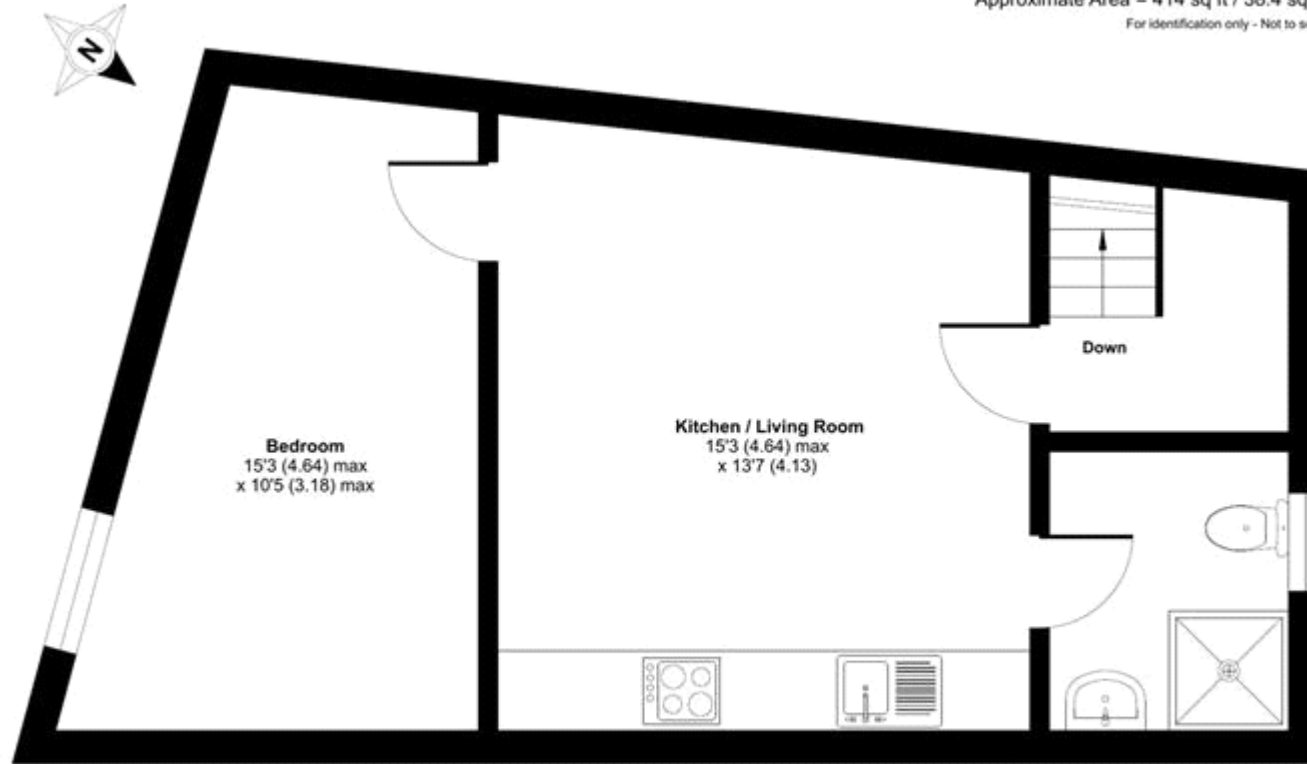


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Priory Street, York, YO1

Approximate Area = 414 sq ft / 38.4 sq m

For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nishcom 2025. Produced for Presence & Co. REF: 1359958



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	70	70
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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.