



Apartment 2, Heworth House, Melrosegate, York
£1,350 pcm

EARLY VIEWING RECOMMENDED

Presence & Co are delighted to bring to the lettings market a beautifully refurbished one-bedroom ground floor apartment in the historic Heworth House - a characterful development in York.

Originally constructed in 1870 as the Rectory, Heworth House has been sympathetically restored and converted into six high-quality apartments, blending period charm with contemporary living.

This stylish 592 sq ft apartment offers a bright and spacious open-plan kitchen and living area with feature fireplace. Sleek modern units and Integrated appliances - fridge/freezer, induction hob/built in extractor, eye level single oven and dishwasher with the washer/dryer in its own utility cupboard included. The property also benefits from gas central heating

The generous bedroom features an original range oven, converted to provide storage. The apartment is completed by a modern walk-in shower room.

Further benefits include one allocated parking space and excellent access to York's city centre, which is just a short drive away or 20 min walk.

Council Tax Band: B (City of York Council)

Deposit: £1,557.69

Holding Deposit: £311.53

Parking options: Off Street

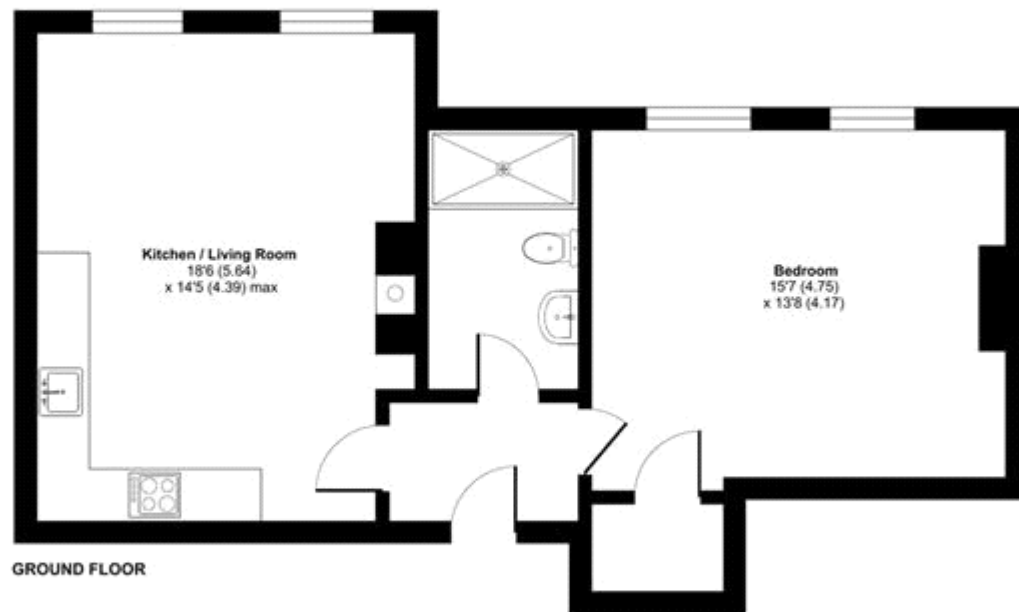


Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Apartment 2, Heworth House, Melrosegate, York, YO31

Approximate Area = 592 sq ft / 55 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: 1137375



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(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.