



Apartment 4, Heworth House, Melrosegate, York
£1,495 pcm

A beautifully refurbished two-bedroom first floor apartment in the historic Heworth House



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AVAILABLE NOW

Presence & Co are delighted to bring to the lettings market a beautifully refurbished two-bedroom first 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 immaculately presented apartment offers 799 sq ft of modern, hi-spec living. With a bright and spacious open-plan kitchen and living area, featured original fireplace and incredible natural light from the large bay windows makes this an ideal social space for entertaining friends and family or just to relax. The sleek modern kitchen includes integrated appliances - fridge/freezer, induction hob/built in extractor, eye level single oven and dishwasher. There is ample space for a dining table overlooking the rear aspect too. We love this room.

Fully carpeted generous main bedroom with feature fireplace and large windows with a second bedroom ideal for guests or a home office. Utility room housing washer/dryer, CH boiler and additional WC. The apartment is completed by a stylish bathroom with a classic full-sized bath with shower over/glass screen.

The property also benefits from gas central heating and tasteful bespoke blinds and curtains throughout.

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

Pets Allowed

Council Tax Band: C (City of York Council)

Deposit: £1,725

Holding Deposit: £345

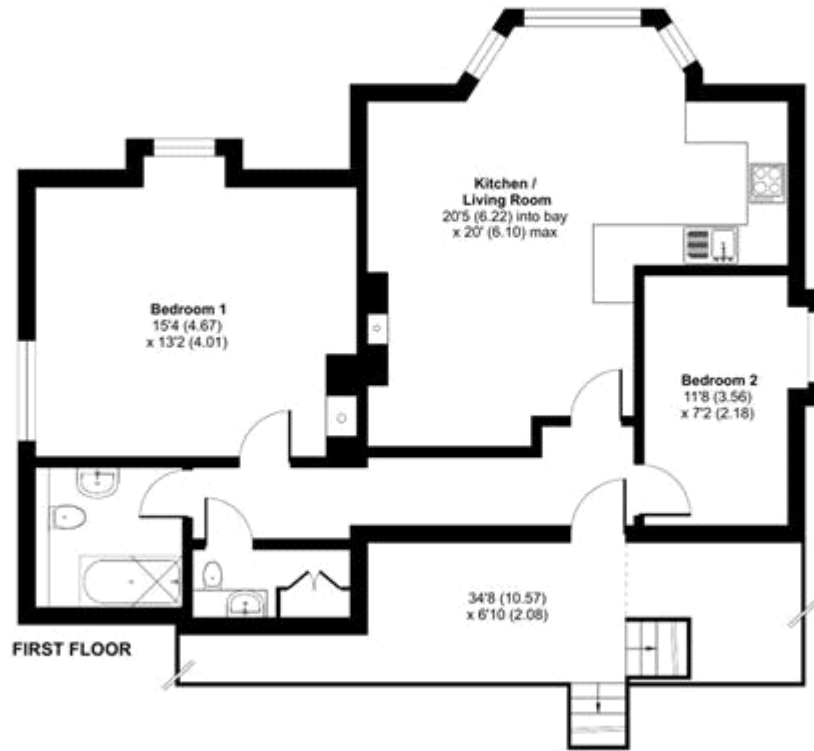
Parking options: Residents



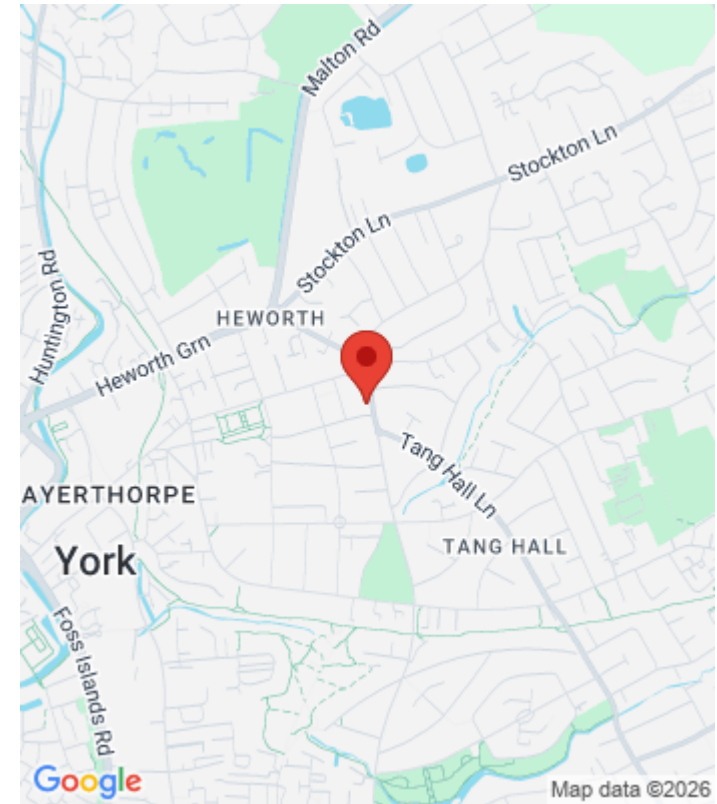
Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors,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

Apartment 4, Heworth House, Melrosegate, York, YO31

Approximate Area = 799 sq ft / 74.2 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). © nlshecom 2024. Produced for Presence & Co. REF: 1137378



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C		78	78
(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.