



**128 Micklegate, York, YO1 6JX**  
**£900 PCM**

A well-appointed city centre apartment located within a handsome grade-II listed Georgian building.  
Available now on a long term tenancy.

## Property Description

Built in the mid-18th Century, this striking Georgian townhouse has since been converted to a number of self-contained, modern apartments that have been finished to a high specification.

Entering via the communal doorway on street level, the apartment is located on the first floor of the building and is accessed by a staircase that is made up of old materials including the original balusters of c. 1730–40. The entrance hallway leads off into the spacious front lounge and combined open plan kitchenette, with fitted units, washing-machine, undercounter fridge and oven. There are two prominent period sash-windows with secondary glazing overlooking the front aspect.

To the rear of the apartment lies the sizable master bedroom, with high ceilings, period cornices and a large built-in storage cupboard. The contemporary fitted bathroom with shower, wash basin and lavatory completes this property internally.

Please note that, due to the central location of this property, there is no allocated parking. We would encourage prospective tenants to make their own enquiries with the City of York Council as the availability of any resident's parking permit schemes.

## Environs

Once the principle historic route into the city, Micklegate has been described as one of York's most handsome streets and boasts a huge array of independent and award-winning retailers, bars, coffee shops and restaurants.

York central railway station lies only a short walk away, with regular services to London, Edinburgh, Liverpool, Manchester, as well as other local stations. Regular bus services also depart from Station Road which is readily accessible by foot.

## Costs & Utilities

This property is served by mains gas (pre-payment meter), electric, water, and drainage. We understand that there is Ultrafast broadband connectivity at this property, with mobile coverage from all major network providers. We would encourage any prospective tenant to make their own enquires with their chosen provider for further information.

We politely request a rent of £900 per calendar month and a deposit of £1,000 which will be held with the Deposit Protection Service (DPS) until the end of your tenancy.

We understand that this property falls under City of York Council's Tax band A at £1,439.29 per annum.

## Holding Fee Disclaimer

Upon successful application, we will politely request a holding deposit of £150. A Holding Deposit is taken to secure a property off the market whilst an application is considered and references and credit checks are processed. It is our practice to refund the holding deposit by deducting it from the first payment of rent, unless applicants require it to be refunded separately.

A holding deposit will not be refunded if the tenancy is not taken up for any of the following reasons:-

Any reference or credit check is not satisfactory; or  
Any information supplied on the application form is untrue, inaccurate or misleading; or

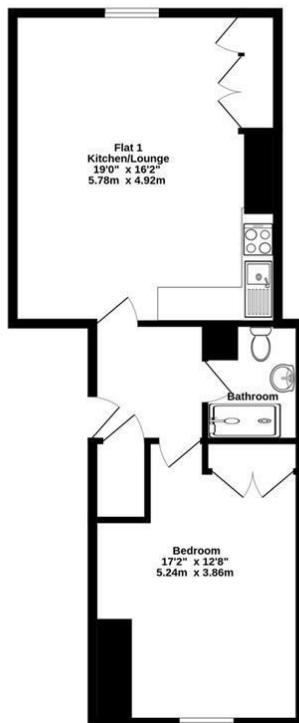
The applicant changes their mind and decides not to take the tenancy applied for or delays in doing so; or

Any reference has not been received within 14 days of request and the property is remarketed; or

If an applicant does not have the right to rent the property pursuant to the Immigration Act 2014 and that was not mentioned in their application form.

## Floor Plan

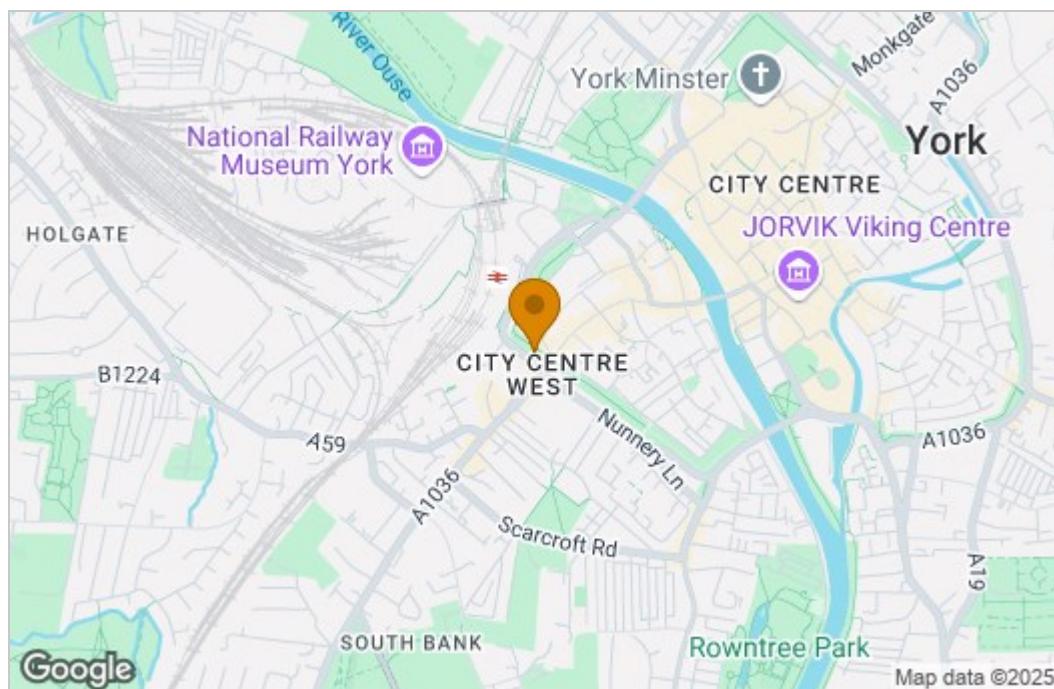
FLAT 1  
589 sq.ft. (54.7 sq.m.) approx.



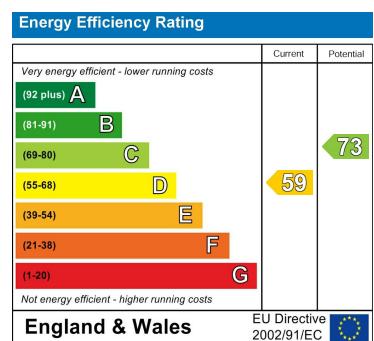
TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.