



**136 Micklegate, York, YO1 6JX**  
**£750 PCM**

Quirky apartment with beamed ceilings. One bedroom, Lounge open plan to Kitchen, Shower Room and storage cupboard. Central York Location. Available From 4th February.

## Property Description

Quirky apartment with beamed ceilings set on the fourth floor. On entering via the communal doorway on street level, the property is accessed by a communal staircase. The entrance hallway leads into the lounge, and bedroom, the lounge/Kitchen is combined and open plan, with fitted units, washing-machine, undercounter fridge and oven. A storage cupboard is accessed from the hallway.

To the rear of the apartment lies the bedroom, with beamed ceilings, and Velux window to the rear. The shower room consists of shower cubicle,, wash basin and lavatory which completes this property internally.

The property has a bed frame, which the tenant may use.

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.

### \*\* Polite Note \*\*

Some of the period original beams are quite low and due to the nature of the apartments position within the building, Naish would advise this is not a suitable apartment for anyone over 6FT tall!

## Costs and Utilities

The landlord provides monthly invoices for gas , water and electric which are separate to the rent, costs may vary depending on the use by the occupier. Utility bills are not included in the rent. Parking is not available with the property but permits may be available through the City of York Council.

Council Tax Band A

## Eviron

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.

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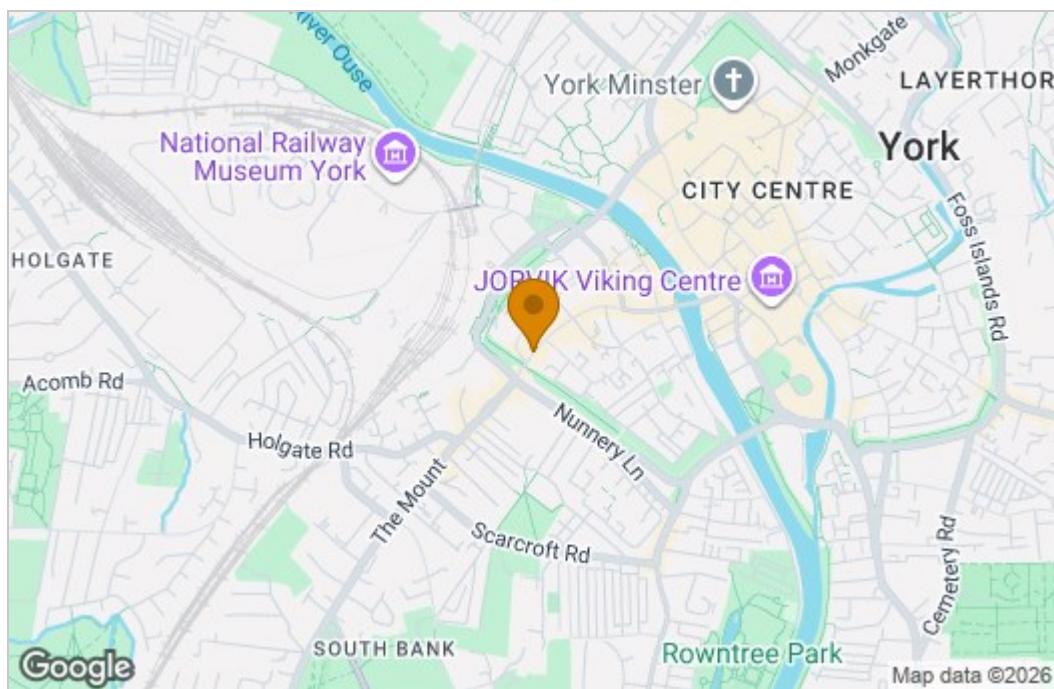
the holding deposit by deducting it from the first

payment of rent, unless applicants require it to be refunded separately.

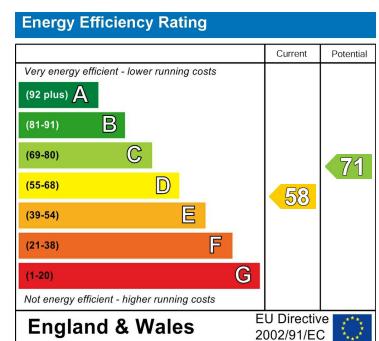


## Floor Plan

### 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.