

N A I S H
ESTATE AGENTS



YORK
EST. 1939



136 Micklegate, York, YO1 6JX
£775 PCM

A charming studio apartment available within a stately grade-II Georgian townhouse on Micklegate.

Property Description

Known as 'Cartwright House', this fine Georgian townhouse was erected on the present site in 1740 and boasts beautiful cherry-red brick frontage and an array of other delightful period features. Converted from the original stately dwelling into a series of apartments, this property enjoys secure bike storage for residents as well as excellent access to the city centre.

Entering from street level via a coded doorway, visitors will be greeted by the central lobby and original grand stairway up to the apartments. Situated on it's own floor, this studio apartment consists of a entrance foyer, a combined lounge and bedroom space with sash windows providing an outlook below, a separate kitchen with built-in units, washing machine, oven, and fridge-freezer with ample room for a dining table; and bathroom with lavatory, basin, bath and shower.

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 supplies of gas, electric, water and drainage. We understand that there is ultrafast broadband connectivity and mobile coverage from major network providers. We would encourage prospective tenants to make their own enquiries as to specific details regarding availability of broadband and mobile connectivity with their own chosen suppliers for further details.

We politely request a rent of £775 per calendar month and a deposit of £850 which will be held with the Deposit Protection Service (DPS) until the end of your tenancy.

City of York Council tax band A (£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
255 sq.ft. (23.7 sq.m.) approx.



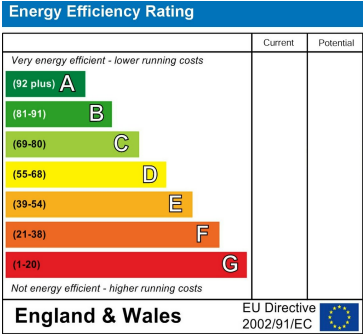
TOTAL FLOOR AREA : 255 sq.ft. (23.7 sq.m.) approx.

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



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