



**Stonebow House, York**  
YO1 7NP

**£2,350 Per Calendar  
Month**

**HUNTERS®**  
EXCLUSIVE





# Stonebow House, York

## DESCRIPTION

**AVAILABLE NOW!** Hunters are proud to present this stunning home in Stonebow house! Offered furnished to an exceptionally high standard throughout. Available NOW offering tenants a deposit alternative.

**Parking space included.**  
Hunters are proud to bring to the market this immaculately presented, high end two double bed apartment located in the heart of the City centre on Stonebow.

Stonebow is known as York's cultural heart, being just steps away from the historic Shambles and within close proximity of the beautiful York Minster, York Theatre Royal and York Museum. Stonebow House also benefits from the vibrancy of York City centre with its many independent shops, national brands, restaurants and cafés.

The property is located a short walk away from the mainline railway station offering ease of access to London, Edinburgh and beyond.

This stylish fully furnished apartment combines opulent interior and a modern yet homely feel throughout, and benefits from a balcony overlooking the city.

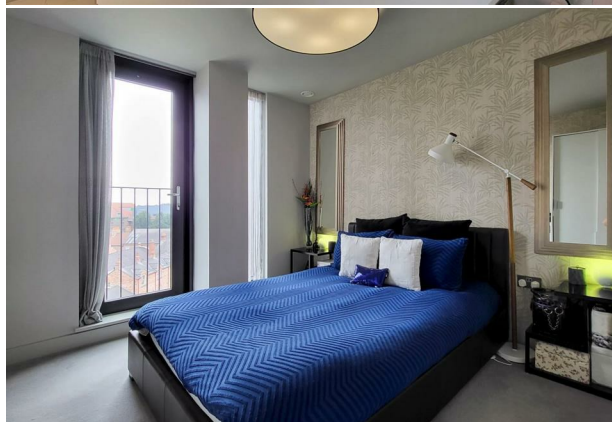
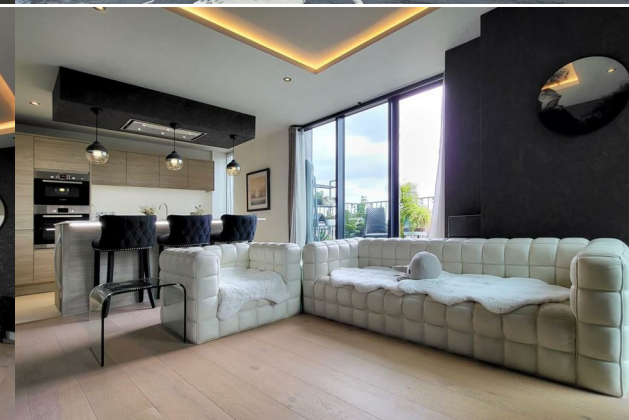
This amazing property is available to rent from November and is comprised of the following:

- TWO DOUBLE BEDROOMS
- EN SUITE SHOWER ROOM FROM THE MASTER BEDROOM
- A STUNNING OPEN PLAN KITCHEN WITH INTEGRATED WHITE GOODS
- CONTEMPORARY LIVING ROOM WITH SOFA INCLUDED
- MAIN BATHROOM
- BIKE STORAGE AREA
- LIFT ACCESS
- UNDERFLOOR HEATING

An allocated, off road parking space is included in the rent, which can be accessed via a secure side gate.

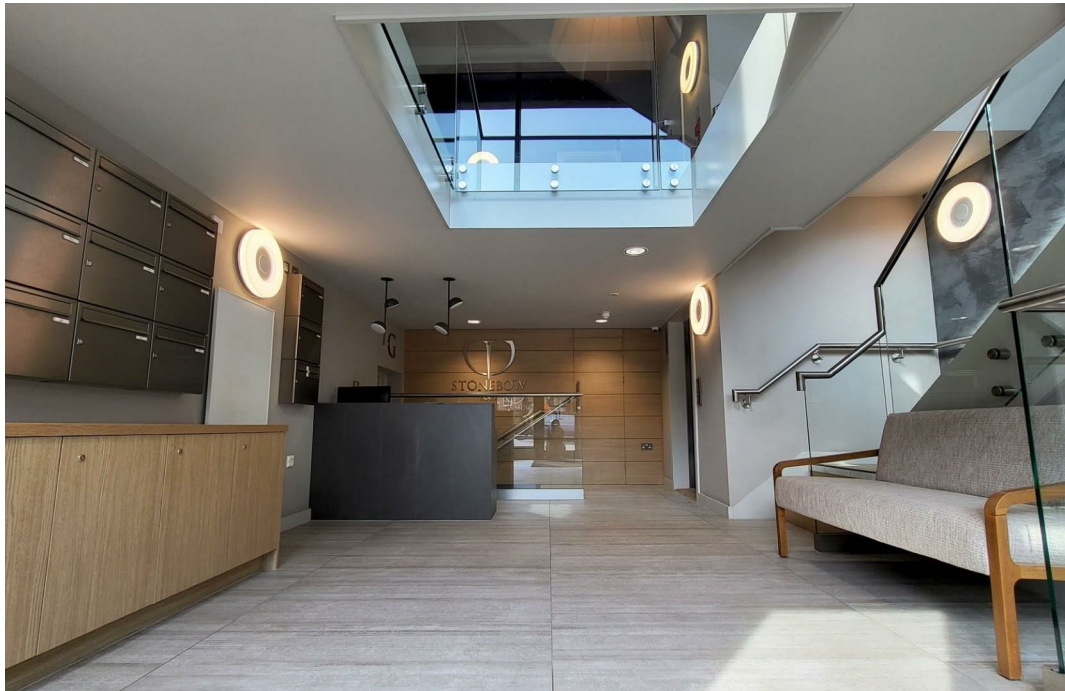
This property offers a deposit alternative option.  
Call Hunters now to arrange a viewing. Available May.  
Council tax band E

\*This property is available with a Deposit Alternative which means that instead of paying a traditional five weeks security deposit, you pay a fee of one week's rent +VAT to become a member of a deposit free renting scheme which significantly reduces the up-front costs. This fee is non-refundable and is not a deposit so cannot be used towards covering the cost of any future damage



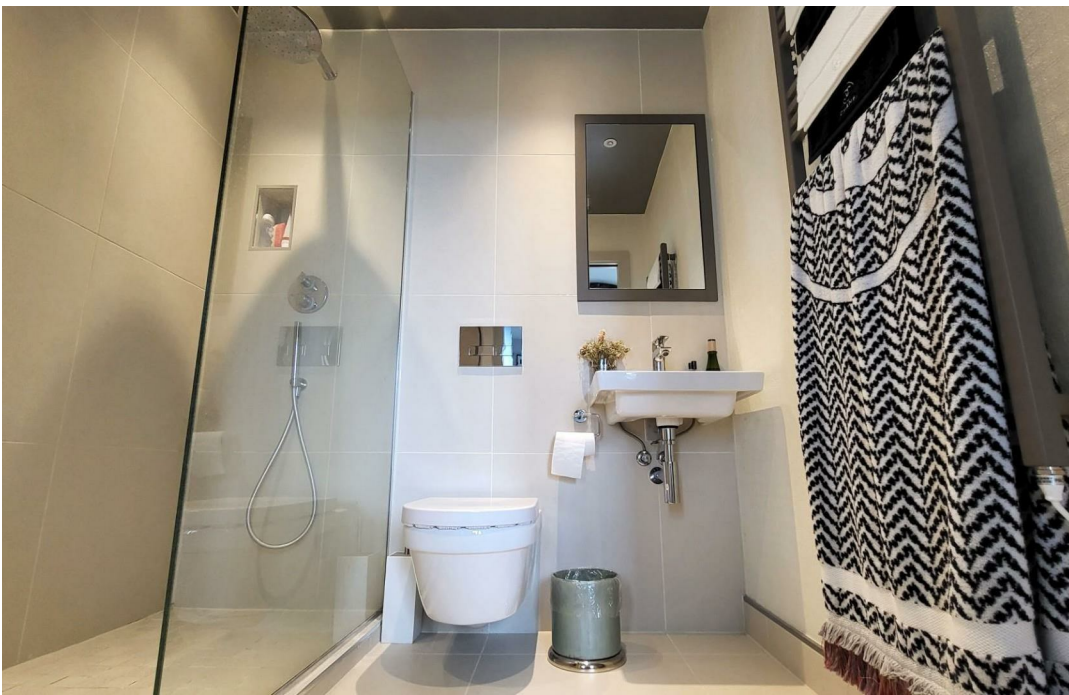
## ROOMS



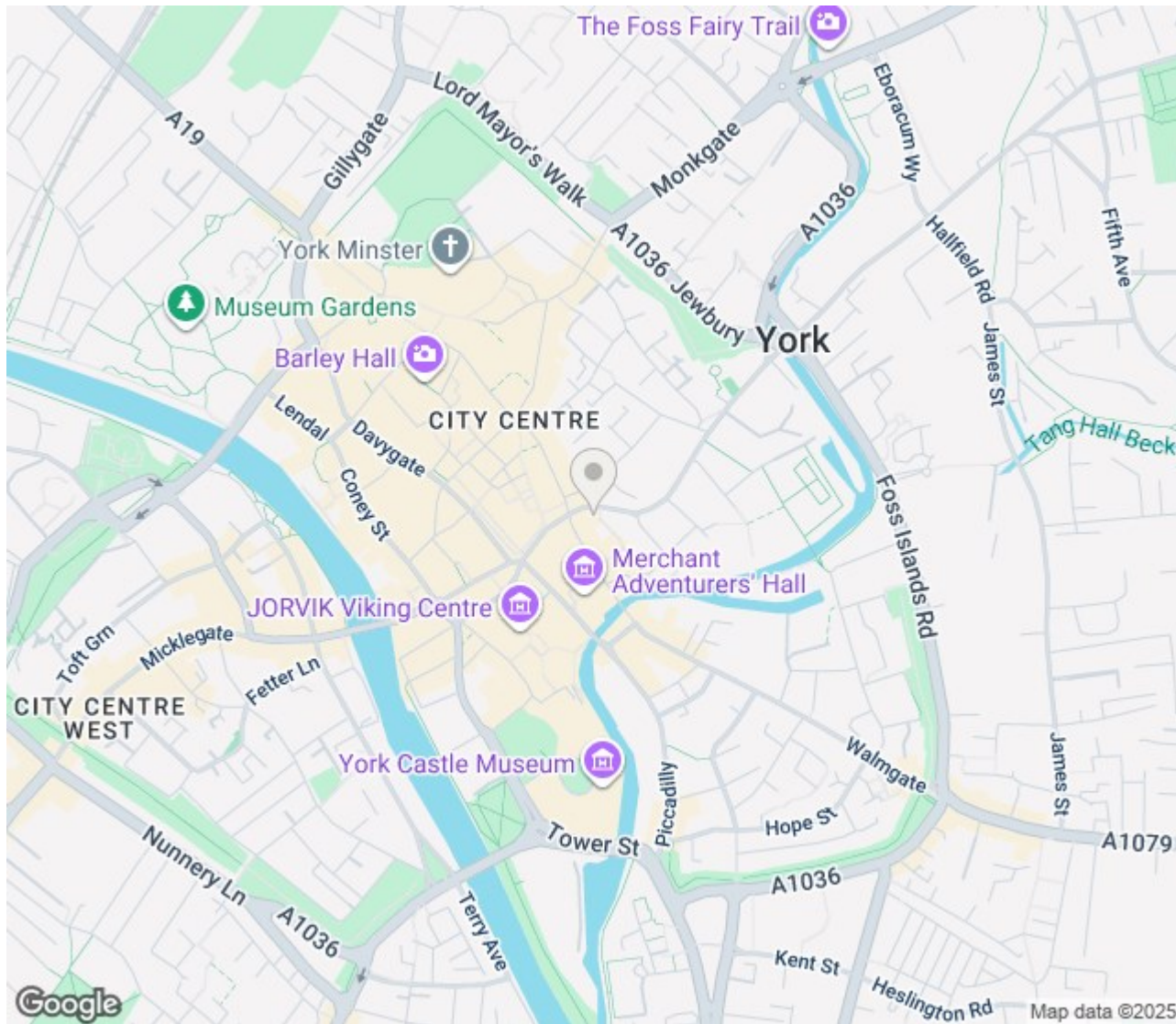












## ENERGY PERFORMANCE CERTIFICATE

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**Ground Floor, Apollo House Eboracum Way, York, YO31 7RE | 01904 756100**  
**| [yorklettings@hunters.com](mailto:yorklettings@hunters.com)**

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