



1 Priory House, 46 St.Pauls Square York  
North Yorkshire, YO24 4BD

£975 PCM



**\*AVAILABLE END OF JULY\***

This beautifully presented one bedroom apartment is located just off Holgate Road within close proximity of York city centre, York train station and a host of local amenities.

The property comprises an entrance hall leading onto a spacious living room, and kitchen.

Moving through the property, you're greeted by a large double bedroom hosting plenty of natural light and a lovely tiled bathroom with bath and shower.

Outside the apartment is an enclosed, beautifully presented garden area overlooking Holgate Road.

The property is to be let on an unfurnished basis. Sorry no pets or smokers.

Council tax band A.

### **Hallway**

6'10" x 7'1" (2.1m x 2.16m)

### **Lounge**

16'6" x 14'11" (5.05m x 4.55m)

### **Kitchen**

8'2" x 6'9" (2.51m x 2.08)

### **Bedroom**

15'1" x 10'6" (4.61m x 3.21)

### **Bathroom**

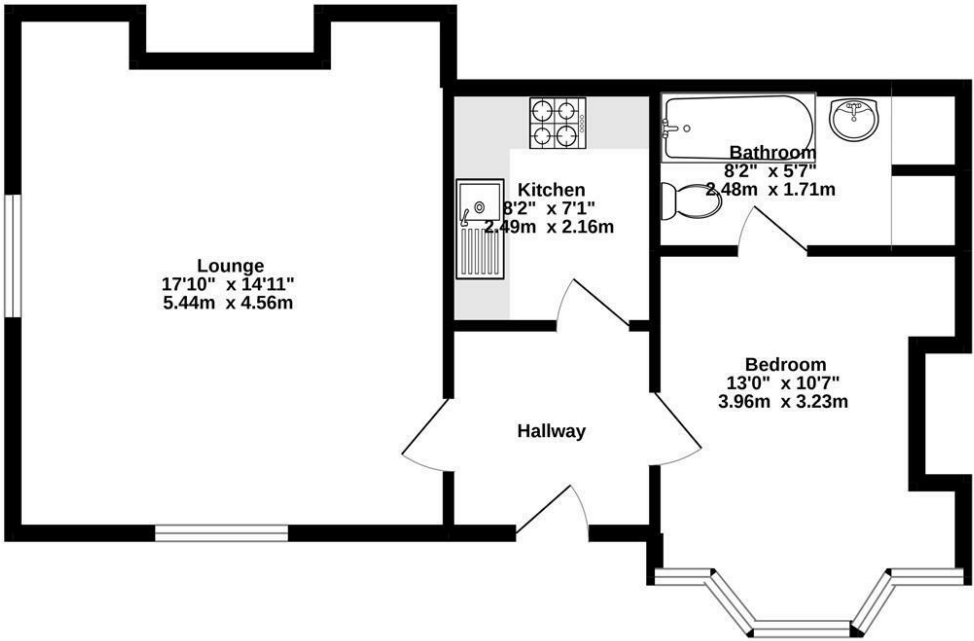
8'5" x 5'8" (2.57m x 1.75m)





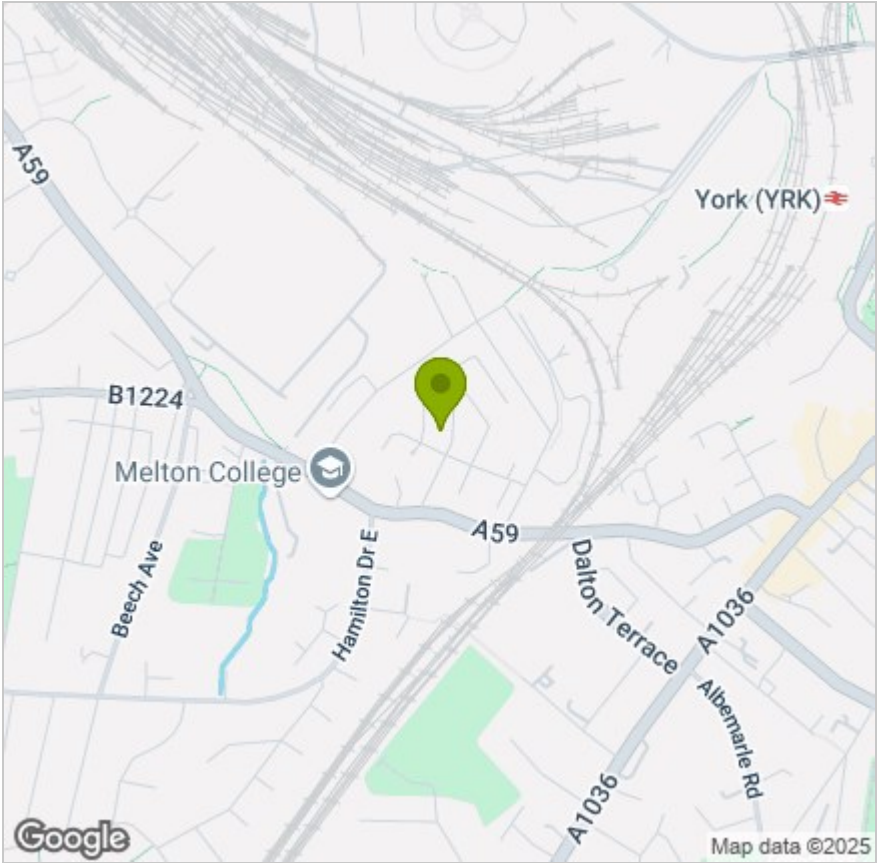
FLOOR PLAN

Ground Floor  
544 sq.ft. (50.5 sq.m.) approx.



TOTAL FLOOR AREA : 544 sq.ft. (50.5 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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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	54	63
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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