



Apartment 4, Middleton House, 38 Monkgate

, York, YO31 7PF

£1,350 PCM

*Fees apply

SORRY FULL FOR VIEWINGS

Middleton House, (No. 38 Monkgate) | Superb first floor apartment located just outside York's city walls | One of just five apartments within this Grade II listed Georgian Townhouse built c.1700 | Large main bedroom with walk-in wardrobe and en-suite shower room | Second double bedroom | Additional shower room | Lounge with feature fireplace | Smart shaker style kitchen with integrated oven, ceramic hob, fridge, freezer, washer dryer and dishwasher | Gas central heating | Unfurnished | Video access system to communal front door | Shared courtyard | Cycle storage | If required, residential parking permits can be obtained from City of York Council to park on Monkgate and adjacent public streets. | Available Late June | EPC C | Council Tax Band D

- Superb first floor apartment
- Located just outside York's city walls
- Large main bedroom with en-suite
- Second double bedroom
- Additional shower room
- Shaker style kitchen with integrated appliances
- Lounge with feature fireplace
- Gas central heating
- Shared courtyard with cycle storage
- Available Late June

Viewing

Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



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To Let

FIRST FLOOR 873 sq.ft. (81.1 sq.m.) approx.

Energy Efficiency Rating

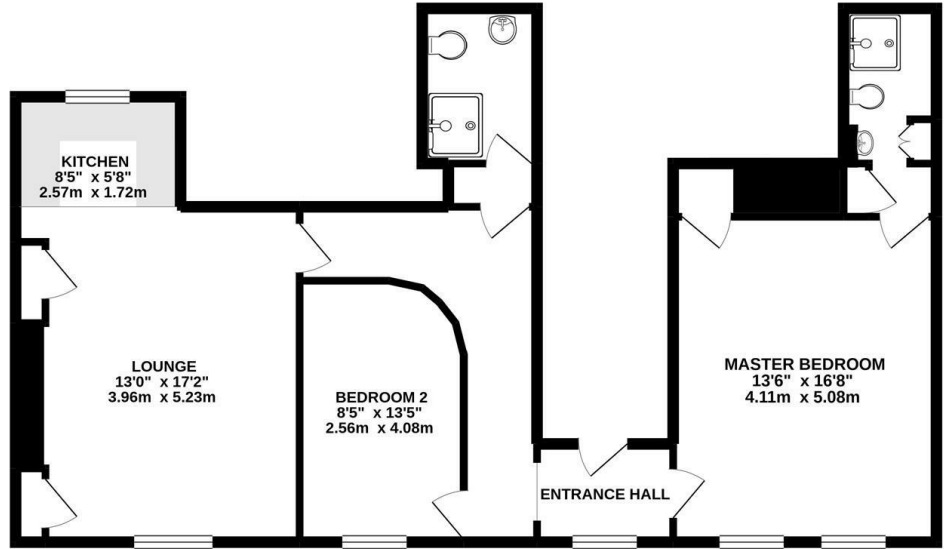
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

England & Wales

EU Directive
2002/91/EC



TOTAL FLOOR AREA: 873 sq.ft. (81.1 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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