



Flat H Aura Hallfield Road  
York, YO31 7XQ  
**£1,095 Per Month**

## One Bedroom Apartment Close To City Centre With Parking

A smart and well-presented one bedroom first floor apartment, located within the modern Aura development on Hallfield Road, just 5 minutes' walk from York city centre and nearby a wide range of supermarkets and shops a short 2 minutes walk across the road.

Boasting a high energy rating and low running costs, this apartment is highly suited for single occupants or professional couples.

The accommodation comprises a bright open-plan living and dining area, flowing from a contemporary fitted kitchen complete with integrated white goods. South-facing bifold doors allow for lots of light, in both the lounge and double bedroom. The modern three-piece bathroom suite benefits with being finished to a high modern standard. Heating and hot water is electric, in keeping with the building's efficient design.

Externally, the property benefits from allocated on-site parking, a real advantage for city-centre living.

Offered unfurnished, this apartment provides a stylish and low-maintenance home in a highly convenient location.

EPC Rating: A

Council Tax Band: B

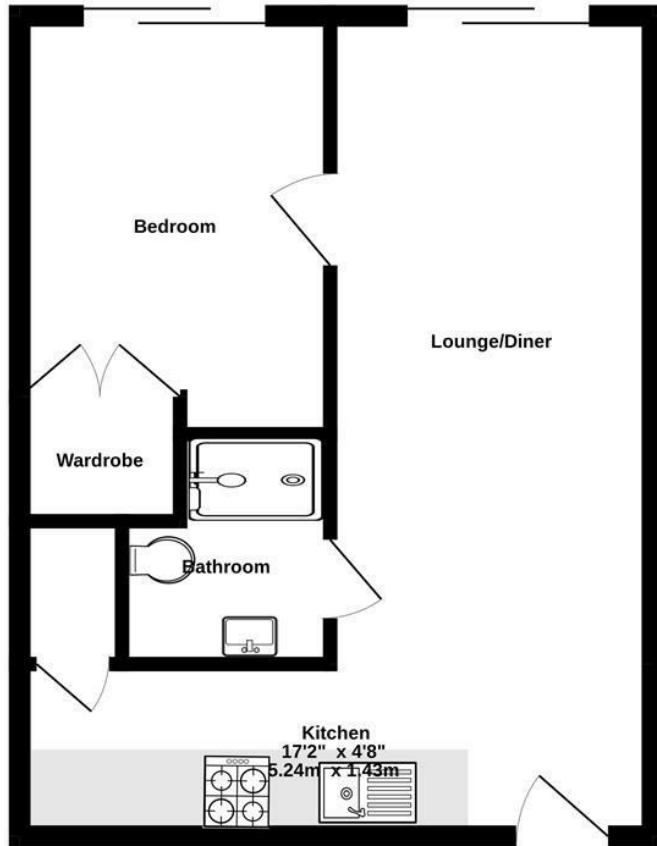
Available 11th May





# FLOOR PLAN

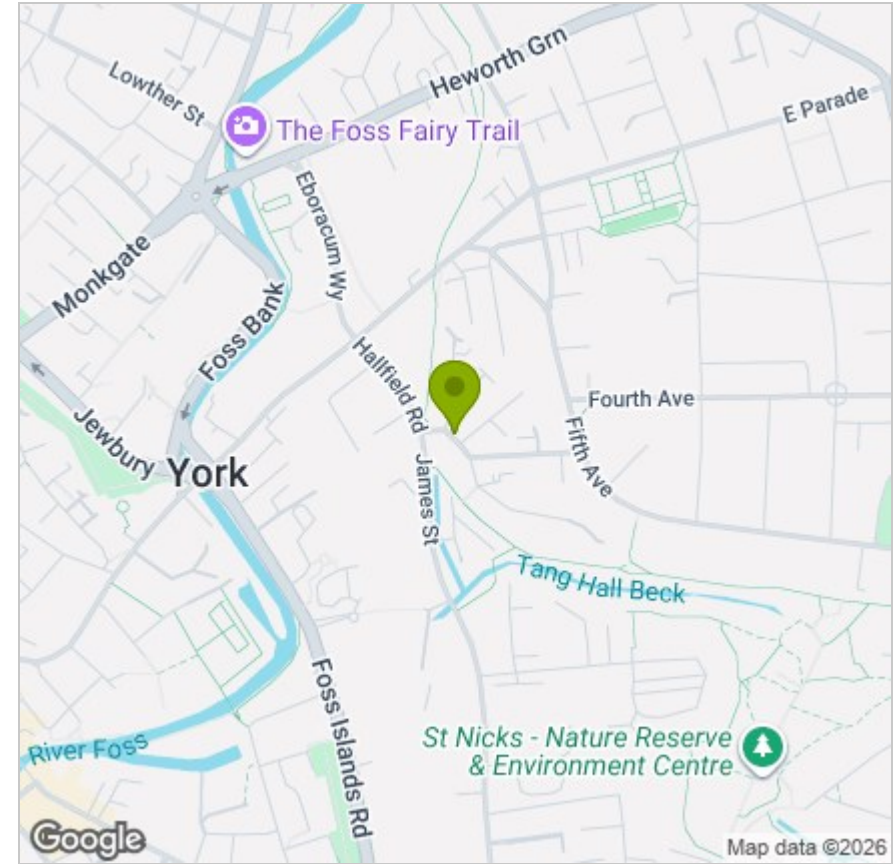
1st Floor  
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA: 383 sq.ft. (35.6 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) <b>A</b>	<b>95</b>	<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</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	

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