



Apartment 3, Middleton House, 38 Monkgate

, York, YO31 7PF

£1,400 PCM

*Fees apply

Middleton House, (No. 38 Monkgate) *** Grand first floor apartment with south facing private roof terrace located just outside York's city walls *** One of just five apartments within this Grade II* listed Georgian Townhouse built c.1700 *** Master bedroom suite with dressing room and en-suite shower room *** Second double bedroom *** Additional shower room *** Lounge with French door opening onto terrace *** Smart shaker style kitchen with integrated oven, ceramic hob, fridge, freezer, washer dryer and dishwasher *** Separate utility room *** 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 Mid to late march *** EPC Rating C *** Council Tax Band D

- Grand first floor apartment with private roof terrace
- Just outside York's city walls
- Main bedroom suite
- Second double bedroom and shower room
- Smart kitchen plus utility room
- Unfurnished
- Shared courtyard with cycle storage
- Available mid to late march
- EPC Rating C
- Council Tax Band D

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.



To Let

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 73 | 73 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

England & Wales

EU Directive
2002/91/EC



Environmental Impact (CO₂) Rating

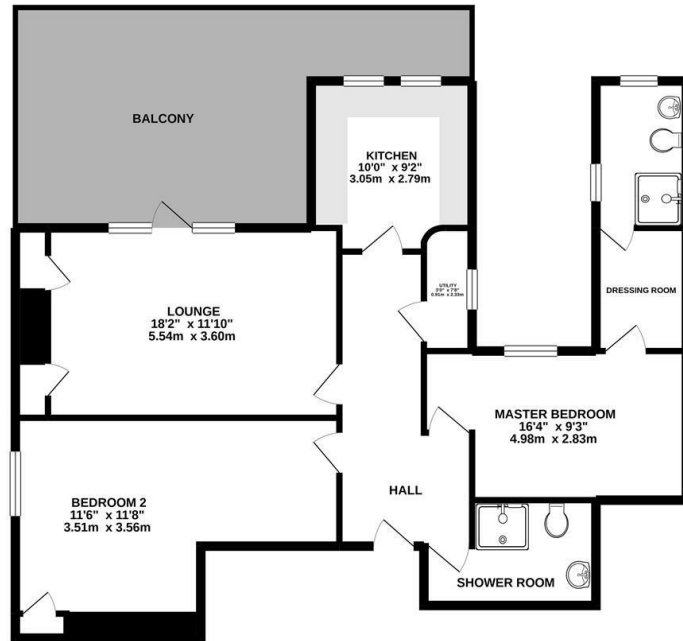
| | Current | Potential |
|---|-----------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 69 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |

England & Wales

EU Directive
2002/91/EC



GROUND FLOOR
981 sq.ft. (91.2 sq.m.) approx.



TOTAL FLOOR AREA: 981 sq ft. (91.2 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 misstatement. This plan is for information purposes only and should be used as such for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency can be given. Made with SketchUp 12/2021



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