

## York

Priestley House  
York  
North Yorkshire  
YO30 7BL



221 The Residence, York, North Yorkshire,  
YO23 1DQ

**£1,600  
Monthly**



Move into this beautifully presented, light, and spacious two-bedroom apartment with an en-suite and a family bathroom, as well as concierge service, ready for the 21st of July.

This apartment is located on the second floor, accessed via a staircase or lift from the exquisite communal entry hall. With two storage cupboards, a family bathroom, two double bedrooms, one of which has an en-suite shower room. An open plan kitchen/diner/lounge completes the space, with a fully equipped kitchen and access to the balcony.

The apartment has two allocated parking spaces. There is also a communal bike store for residents to use, as well as beautiful communal gardens.

Location: Previously Terry's Chocolate Factory, The Residence is a Grade II listed building, home to a range of luxury apartments, as well as a concierge service. Located in the popular residential area of Bishopthorpe Road, with its independent shops and cafes. Pedestrian access to the Knavesmire and Rowntree Park, as well as being convenient for accessing the A64/Ring Road.



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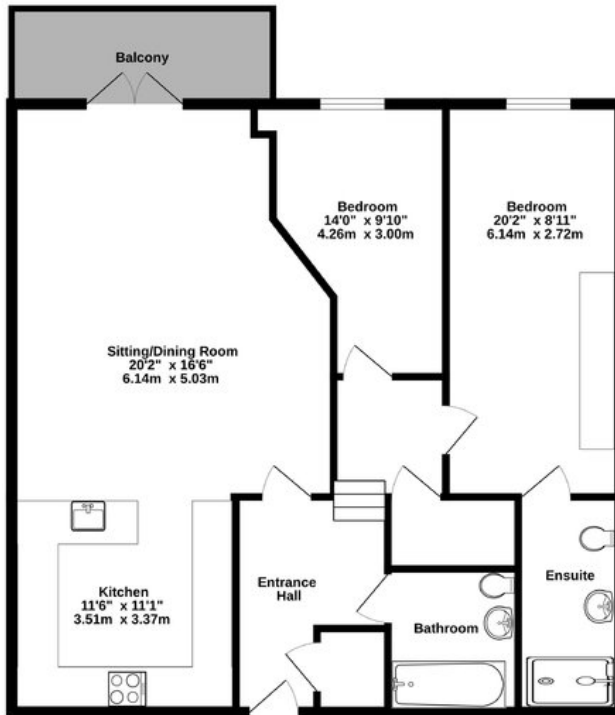
# Features

- Apartment with Balcony
- Located on the Second Floor
- Accessible by Lift or Stairs
- Two Allocated Parking Spaces
- Concierge Service
- Luxury Development

# EPC

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92-100) <b>A</b>                                  |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   | 79      | 79        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   |         |           |
| (21-38) <b>F</b>                                   |         |           |
| (1-20) <b>G</b>                                    |         |           |
| <i>Not energy efficient - higher running costs</i> |         |           |

974 sq.ft. (90.5 sq.m.) approx.



TOTAL FLOOR AREA: 974 sq ft. (90.5 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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