

Priestley House  
36 Bootham  
York  
North Yorkshire  
YO30 7BL

Blenkin  
& Co  
LETTINGS

## 5 Portland Street York, YO31 7EH

**£2,500 PCM**



Spanning across four floors, this impressive town house showcases flexible living accommodation. Stairs lead down from the entrance hallway to the basement level, where you will find the fifth bedroom/ family room, along with a W/C.

To the ground floor, a reception room with fireplace lies to the front of the property, with the kitchen/diner to the rear. The fitted kitchen includes an integrated dishwasher, wine cooler, fridge freezer and cooker, as well as a useful utility cupboard with plumbing for a washing machine. To the rear of the kitchen/ diner is a home office, with fitted desk and shelving.

Bi-fold doors lead from the kitchen/ diner into a walled courtyard garden with bin-store. Located on the first floor is the main bedroom, with doors to a dressing room and bathroom with a roll-top bath, and walk-in shower. To the second floor are three further bedrooms and a shower-room.

To the front of the property is a flagged forecourt, and on-street parking is available for permit holders.

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01904 403440  
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<https://www.city-country-coast.com/>

## Features

- Fore-courted Town house
- Five Bedrooms
- Rear Courtyard Garden
- On-Street Permit Parking
- Available for a May Move-In
- Pets by Negotiation

## EPC

Please note, the EPC is currently expired and an appointment has been arranged for a new certificate.

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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	50	52
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		

City centre ½ mile – York Station 1 Mile – A1237/ Ring Road 2 Miles  
(All distances approximate)

Furnishings: Unfurnished property with cooker, fridge-freezer, and dishwasher

Mains Gas, Electricity, Water and Sewage

Heating: Gas Fired Central Heating  
Parking: Permit Parking On-Street

Local Authority: City of York Council

Council Tax Band: E

Pets: Pets by negotiation

Availability: Late May

EPC: Arranged

Deposit: 2884.00



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