



Flat 3 Foss Place

Foss Islands Road, YO31 7AF

£850 pcm

- 15/05/2024
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- OPEN PLAN KITCHEN LIVING
- MODERN BATHROOM
- ALLOCATED PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

LITTLEFAIRS are delighted to offer to the rental market this well presented unfurnished one bedroom apartment off Foss Island Road, a short walking distance along Peasholme Green into the city centre. The apartment is located on the ground floor and is offered with one allocated parking bay. In brief it comprises: open plan living kitchen with a range of wall and base units including an electric oven, hob and extractor hood over along with a building in fridge and microwave. The shower room includes a corner shower cubicle with electric shower unit, wash hand basin and WC. The bedroom is separate and generous in size. Finally, off the hallway area there is a utility cupboard housing the washer / dryer. Express your interest TODAY!

ROOM MEASUREMENTS

Living Room - 8' 8" x 12' 11" (2.66m x 3.96m)

Kitchen Area - 7' 3" x 8' 3" (2.22m x 2.54m)

Bedroom - 8' 5" x 12' 4" (2.59m x 3.77m)

Bathroom - 4' 9" x 4' 9" (1.46m x 1.47m)

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water charges and Council Tax.

Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you travel along York's inner ring road in an anticlockwise direction on Foss Island Road, continue past the supermarkets stores of Waitrose and Morrisons and turn right into Foss Place, immediately before Andrew Jackson Solicitors building on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	to	to
(39-54) E		

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements