



## Flat 6 Skelton House

Cobham Way, YO30 5NQ

£975PCM



Littlefairs  
PROPERTY COMPANY

- 20/05/2024
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- ONE ALLOCATED PARKING BAY
- ELECTRIC HEATING
- WHITE GOODS INCLUDED
- EPC RATING 'C'
- COUNCIL TAX BAND 'C'

## GENERAL SUMMARY

Situated on the first floor of this purpose-built apartment block is this two bedroom unfurnished property. The property briefly comprises of two bedrooms with the master benefiting from sliding fitted wardrobes. The main bathroom has a white suite including a bath, basin and low flush WC. There is also an electrically heated towel rail. The living room is a good size. Finally the kitchen comes complete with a range of wall and base units including a separate fridge freezer, washing machine, electric oven, hob and extractor fan. With energy-efficient electric panelled heaters in each room, allocated parking and bicycle storage. The property will be newly painted with new carpets before new tenancy begins.

## 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 or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water 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 enter York from the A19 from Shipton by Beningbrough, head straight over the roundabout which meets the A1237 ring-road. At the first junction on your left, take it onto Manor Lane. Continue along this road over a couple of mini roundabouts and eventually turn right into Armstrong Way. Take your first left in Cobham Way and follow the road round to the right. Skelton House is the three storey property in the left hand side of the cul-de-sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**T:** 01904 393989

**E:** [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

**W:** [LittlefairsPropertyCompany.co.uk](http://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 and 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