



39 Barbican Mews

YO10 5BZ

£900 pcm



- 31/05/2024
- UNFURNISHED
- SORRY NO PETS / SMOKERS
- QUIET LOCATION
- SMALL DEVELOPMENT
- ALLOCATED PARKING
- PRIVATE PATIO AREA
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

This recently redecorated two bedroom apartment has the benefit of a separate spacious living room. The fitted kitchen has all the usual appliances including a fridge, freezer and washing machine. One double and one single bedroom along with a bathroom with electric shower facilities over the bath. The private patio is accessed through the smaller bedroom. The apartment is on the ground floor and is only 15 minutes walking distance to the city centre.

## ROOM MEASUREMENTS

Living Room - 13' 0" x 12' 11" (3.97m x 3.95m)

Kitchen - 7' 1" x 8' 0" (2.16m x 2.46m)

Bedroom One - 12' 11" x 8' 1" (3.94m x 2.48m)

Bedroom Two - 8' 0" x 7' 11" (2.45m x 2.42m)

## 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](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage 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

Turn left at the traffic lights on Barbican Road into Heslington Road as you head away from the city centre. Approximately 500 metres along Heslington Road turn left into Wellington Street then immediately right into Regent Street travel for 50 metres and take the first turn left into Barbican Mews and number 39 is within the first small block of eight apartments on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	63 D	77 C
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