



31 Albemarle Road

YO23 1EW

£1,295 pcm



- 14/03/2025
- SORRY NO PETS OR SMOKERS
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- PRIVATE DRIVEWAY AND GARAGE
- NEWLY FITTED KITCHEN
- STUNNING VIEWINGS
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this two bedroom ground floor apartment located on Albemarle Road, in the popular area of South Bank. The apartment has stunning viewings over the Knavesmire and is within a stones throw of York City Centre. The property itself comprises of a beautifully fitted new kitchen which includes oven, induction hob, fridge freezer and washing machine. A spacious living area with a large bay window bathing the room the natural light and a perfect spot for watching the world go by. There are two double bedrooms both with built in wardrobe space and finally there is a newly fitted shower room. This apartment also boasts its own garage and private driveway. There is also access to the communal rear communal garden.

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 Gas. 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

As you travel north into York along Tadcaster Road and with the racecourse on your right, turn right on Knavesmire Road. Take your first left turn onto Knavemire Crescent and follow the road round until you reach 'The Knavesmire' public house on your left hand side. Albemarle Road is the road on your left at the crossing and 31 is a short distance along here on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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

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