



41B Granville Terrace

YO10 3DY

£700 pcm



- 23/04/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- ELECTRIC HEATING
- MODERN SHOWER ROOM
- ON STREET PARKING
- EPC - C
- COUNCIL TAX - SEE BELOW

GENERAL SUMMARY

This property has undergone a full refurbishment to create a fabulous and affordable studio property in a popular residential location. With its own fully fitted kitchen with electric oven, hob and extractor hood, fridge freezer and washing machine along with a range of wall and base units. Modern shower room with an electric shower, wash hand basin and WC. Spacious living / bedroom area with electric heating. Viewing is highly recommended.

ROOM MEASUREMENTS

Kitchen area - 10' 8" x 4' 5" (3.27m x 1.37m)

Living / Bedroom area - 8' 5" x 14' 4" (2.59m x 4.39m)

Shower room - 3' 4" x 7' 7" (1.03m x 2.32m)

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 made directly to the supplier who is currently EDF. Council Tax charges and water charges are charged at a combined payment of £100pcm payable to the landlord over and above the rental payment of £750pcm.

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 east side along Hull Road (A1079), proceed passed the Travelodge on your left hand side. Continue through the traffic lights to the next major set of traffic lights with a Shell petrol station in front of you. Proceed along Lawrence Street and Granville Terrace is located on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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