



Walmgate, YO1 9TB

£1,400 pcm

- 02/06/2025
- TWO DOUBLE BEDROOMS
- UNFURNISHED
- ENSUITE AND MAIN BATHROOM
- SOUTH-WEST FACING BALCONY
- ALLOCATED PARKING
- EPC 'D'
- COUNCIL TAX BAND 'D'

## GENERAL DESCRIPTION

Nestled in the heart of York's historic city centre, Littlefairs are pleased to present this beautifully presented two-bedroom apartment at Malt Shovel Court. Tucked away in a peaceful courtyard just moments from the iconic Shambles and the River Ouse, the property provides a rare opportunity to live in a sought after area of York. The interior boasts a light-filled living and dining space, complete with exposed beams with access to the balcony overlooking the courtyard. The modern fitted kitchen is thoughtfully designed with a range of wall and base units and integrated appliances including a washing machine, fridge freezer, dishwasher, electric oven and hob with extractor over. Both bedrooms are generously sized, with large windows that enhance the sense of space and natural light. The upstairs bedroom enjoys an ensuite shower room, whilst the downstairs bedroom has access to the contemporary primary bathroom with shower over bath. Outside, residents can enjoy a peaceful shared courtyard, and the added benefit of an allocated parking bay.

## TERMS OF TENANCY

The property is available To Let part furnished, 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 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 head towards the city centre along Piccadilly, turn right at the mini roundabout onto Merchantgate and right again onto Walmgate. The property is almost immediately on your left hand side through gated access to the courtyard.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

**T:** 01904 393989

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**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 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