



3a River Street

YO23 1AT

£900 pcm



- 04/07/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- SEPARATE KITCHEN
- ELECTRIC HEATING
- PERMIT PARKING
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND 'A'

## GENERAL SUMMARY

We are pleased to offer to the rental market this well presented one bedroom flat off River Street, in the Clementhorpe area of the city. As you enter the property, there is a flight of stairs to the flat door which takes you into the living room. The kitchen is fully equipped including a range of wall and base units, including a washing machine, fridge / freezer. There is a small separate WC with wash hand basin off the living room. Towards the front of the building you will find a bedroom with staircase to take you up to the attic room which has a free standing bath and vanity sink unit included. On street parking (permit) and storage area for a bicycle and recycling boxes etc.

## ROOM MEASUREMENTS

Living Room - 11' 4" x 9' 3" (3.46m x 2.83m)

Kitchen - 10' 9" x 7' 0" (3.30m x 2.15m)

WC - 3' 0" x 2' 10" (0.92m x 0.88m)

Bedroom - 10' 0" x 12' 5" (3.07m x 3.80m)

Bathroom - 13' 6" x 8' 2" (4.14m x 2.50m)

## 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.

## VIEWINGS 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 travel over Skeldergate bridge away from Clifford's Tower, turn left onto Clementhorpe by the White Swan pub. Continue along Clementhorpe before turning right onto River Street.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             | 71C     | 79C       |
| 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 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