



45 Phoenix Boulevard

Leeman Road, YO26 4WX

£1,100 pcm

- 13/06/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- TWO BEDROOMS
- ENSUITE SHOWER ROOM
- LARGE LIVING AREA
- ALLOCATED PARKING
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

LITTLEFAIRS are delighted to offer this two bedroom ground floor apartment to the rental market with York City Centre and the Railway Station within a short walking distance. Both bedrooms have fitted wardrobes with the master bedroom having an ensuite. The hallway leads into a spacious open plan lounge with dining area encompassing a fully integrated kitchen with a full range of appliances including a gas hob with electric oven, washing machine, dishwasher and fridge freezer. The family bathroom is fully tiled with shower over the bath. UPVC doubled glazing throughout along with gas central heating. One allocated parking.

ROOM MEASUREMENTS

Kitchen - 7' 10" x 8' 7" (2.40m x 2.64m)

Living Room - 14' 6" x 11' 0" (4.44m x 3.36m)

Dining Area - 9' 1" x 9' 9" (2.78m x 2.99m)

Bedroom One - 12' 1" x 10' 4" (3.70m x 3.16m)

Bedroom Two - 12' 2" x 8' 9" (3.73m x 2.67m)

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 or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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 away from York's central train station along Leeman Road and passed the Royal Mail sorting office on your right, proceed along Leeman Road, under the bridge and passed the National Railway Museum (NRM) on your right. Take you next left into Phoenix Boulevard and continue straight ahead at the crossroads. No. 45 is on your left hand side at the end of the road.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B	81	81
(69-80) C		
(55-68) D		
(39-54) E		

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