



## Flat 7 Ings Court

Esk Drive, YO26 6RP

£900 pcm



- 23/06/2025
- SIX MONTH TENANCY
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- MASTER ENSUITE
- COUNCIL TAX BAND 'C'

## GENERAL SUMMARY

Ings Court is a purpose-built apartment block comprising of twelve apartments and situated just off the outer ring road (A1237) of York in Neither Poppleton. The property being marketed is a ground floor apartment offered unfurnished with allocated parking and comprises of a primary bedroom with ensuite shower facilities, a further bedroom, main bathroom with shower over the bath, wash basin and WC, fully fitted kitchen with dishwasher, integrated fridge and electric oven hob and extractor hood. Finally the living room is generous in size with views over the community park and green.

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy Agreement for a minimum period of six 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)

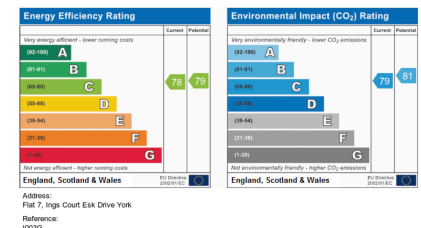
## ADDITIONAL INFORMATION

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 proceed along the A1237 clockwise from the A59 roundabout, at the next roundabout take the third exit onto Millfield Lane. Take your first left onto Kyle Way and at the head of the junction, turn left onto Calder Avenue. At the end of this road with the park in front of you, turn left onto Esk Drive and Ings Court apartments are in front of you.



**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