



31 Martins Court

YO26 4WS

£1,350 pcm

- 08/07/2025
- UNFURNISHED WITH WHITE GOODS
- WATER RATES INCLUDED
- ALLOCATED PARKING
- BIKE STORAGE
- BATHROOM AND ENSUITE
- EPC 'C'
- COUNCIL TAX BAND 'D'

GENERAL DESCRIPTION

This beautifully presented penthouse feel apartment is in the desirable location of Leeman Road and must be viewed to be appreciated. The property includes a spacious entrance hall with spacious cupboard with shelving and coat hooks. The main bedroom has built in wardrobes and dressing table and also boasts a contemporary en- suite shower room. The second bedroom, which could be used as an office, also has a built-in wardrobe. Across the hall is the main three-piece bathroom with shower over the bath. Along the hall is the water heater cupboard with extra shelving and the modern kitchen with integrated appliances (fridge freezer, oven, hob, dishwasher, and washer/dryer). Finally, the impressive living/dining space is located at the end of the hallway with a corner view over the development. At approx. 35m2 this room gives a very generous, light, airy, living and dining space with an electric fire and a smart TV mirror. Offered unfurnished with white goods, the water rates are included within the rent and there is one allocated parking space. EPC 'C'. Council tax band 'D'

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 Electricity, 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 leave York Centre via Leeman Road, you'll travel under the railway line through a tunnel and travel up past the Railway Museum. You'll pass Enterprise Rentals on the right hand side, at which point you'll take the first left to Martins Court. The flat is located in the second block to the right.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

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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