



## 19 John Walker House

Dixons Yard, YO1 9SX

£1,350 pcm

- 01/08/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- EXECUTIVE ACCOMODATION
- MASTER ENSUITE BEDROOM
- PRIVATE BALCONY
- ALLOCATED PARKING
- COUNCIL TAX BAND 'D'

## GENERAL SUMMARY

Located within the city walls of York, Littlefairs are delighted to offer for rent this executive two bedroom second floor apartment with the addition of a private balcony overlooking the river Foss. Located within a small quiet development yet a stones throw from all the amenities York City Centre has to offer. This well presented apartment is being offered unfurnished and briefly comprises: spacious open plan lounge/dining/fitted kitchen with electric hob, oven, fridge/freezer, washer/dryer & slimline dishwasher, master bedroom with en suite shower room, second double bedroom, family bathroom with white suite. One allocated secure underground parking space is also included. Express your interest by calling the office TODAY!

## FLOOR AREA

Approximate 83 Sq. M or 890 Sq. Ft.

## 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](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 head towards the city centre along Piccadilly, turn right at the mini roundabout onto Merchantgate and right again onto Walmgate. Dixons Yard is the second turning of the left.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
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