



Flat 9 Shelley House

Monument Close, YO24 4HT

£1,200 pcm

- 14/07/2025
- FURNISHED
- SORRY, NO PETS OR SMOKERS
- TWO DOUBLE BEDROOMS
- LARGE LIVING AREA
- ALLOCATED PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

Littlefairs are delighted to offer this well presented FURNISHED apartment with two double bedrooms and two bathrooms. The property which is positioned on the corner of the first floor and enjoying the leafy views over the communal gardens briefly comprises of a large living area that incorporates the kitchen and dining area also. The kitchen is fully fitted with a range of wall and base units as well as having a built in oven, hob, extractor hood, fridge and washer dryer. Both bedrooms as mentioned are doubles with fitted wardrobes and sets of drawers in each. The master bedroom has its own ensuite shower including a corner shower cubicle, wash hand basin and WC. Finally to complete the tour there is a large main bathroom which has a shower over the bath, wash hand vanity basin and WC. The property is provided with an allocated parking space and storage for bicycles, if required.

TERMS OF TENANCY

The property is available To Let furnished, 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

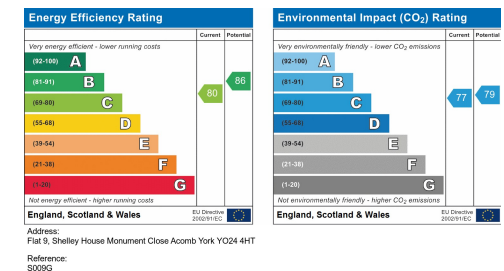
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of 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 enter York along the B1224 Wetherby Road, continue straight over the first roundabout that joins Beckfield Lane. Continue passed Acomb Green on your right hand side to the next roundabout. Again continue straight ahead into and through the next set of traffic lights. Shortly you'll see Acomb Police Station on your left hand side and Carton Tavern public House. Monument Close is the next turning on your left and Shelley House is prominent from here.



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