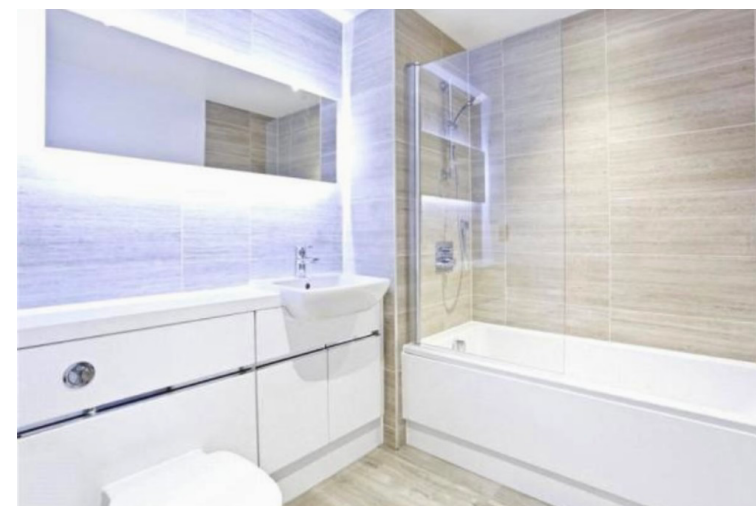




Flat 60 Leetham House

Pound Lane, YO1 7PB

£1,025 pcm

- 15/12/2025
- FURNISHED
- SORRY NO PETS OR SMOKERS
- CITY CENTRE LIVING
- MODERN FITTINGS
- SECURE BICYCLES STORAGE
- NO ALLOCATED PARKING
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

BEAUTIFULLY PRESENTED MODERN APARTMENT. A one bedroom furnished apartment located on the recently built Hungate development, off Stonebow in the centre of York. Set amongst immaculately maintained communal courtyards and on the doorstep to all that York's city centre has to offer this apartment comes complete with a fully equipped and modern kitchen with open plan living space. The kitchen includes a fridge, freezer, dishwasher, electric oven, microwave, hob and extractor hood. One double bedrooms with high quality fitted wardrobes and a house bathroom with three piece suite and a shower over. Finally off the hallway is a cleverly designed utility cupboard storing the washing machine. This really is a stunning property and a viewing is highly recommended, please be aware this property does not have allocated parking.

TERMS OF TENANCY

The property is available To Let furnished, initially on an Assured Shorthold Tenancy for a minimum period of six months. Under the new Renter's Rights Act legislation, from 1st May 2026 all tenancies will be automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants. A Security Deposit of £1,180 will be payable for this tenancy.

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 travel into York along Stonebow from the Foss Island Road junction, turn left into Hungate and follow the road around to Palmer Street. Leetham House is within the development access via Palmer Street.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	71	71
(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