



2 Nunmill Street

YO23 1NU

£1,200 pcm



- 20/10/2025
- NEWLY REPAINTED AND NEW CARPETS
- TWO BEDROOMS
- UNFURNISHED
- ALLOCATED PARKING FOR ONE CAR
- CLOSE TO AMENITIES
- COUNCIL TAX BAND 'A'
- EPC RATING 'E'

GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this two bedroom duplex apartment located on Nunmill Street near the very popular Bishy Road. In brief the ground floor comprises of an entrance hall, lounge, two bedroom and WC. The lower ground floor has a spacious kitchen dining area with ample storage and includes dishwasher and fridge, the utility area includes a washing machine and tumble drier. The family bathroom has been fitted with a low level wc, wash hand basin, bath with shower over bath. There is one allocated parking space with the property and permit on street parking which can be applied for separately. The property has recently been repainted and had new flooring fitted throughout, a viewing is highly recommended. Contact us TODAY to secure your viewing slot!

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 of £1,380 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 enter York along Bishopthorpe Road, turn left onto Scarcroft Road at the set of traffic lights with Sainsbury's Local on the corner. Nunmill Street is the first turning on your left hand side and the property is the first door on the left after the coffee shop.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

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