



103 Boroughbridge Road

YO26 6AA

£875 pcm



- 28/11/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- OPEN PLANNED LIVING
- FULLY FITTED KITCHEN
- LARGE BATHROOM
- ALLOCATED PARKING
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

Littlefairs are pleased to offer to York's rental market this two bedroom ground floor apartment within The Gatehouse off Boroughbridge Road. One of only 12 apartments which are meticulously taken care of both in the communal areas and the car parking/gardens, this property comes unfurnished and includes two double bedrooms with the larger benefiting from an ensuite shower room equipped with a electric shower cubicle, wash hand basin and WC. There is also a separate bathroom which offers a bath, wash and basin and WC. The main living area incorporates the kitchen and dining space providing a very sociable room with patio doors leading out to a private patio area to the flat. The kitchen comes equipped with and integrated fridge freezer, slimline dishwasher and electric oven, hob and extractor hood. Finally to complete the accommodation there is a cupboard housing the water tank and additional storage for the flat. The property is heated via standalone electric wall mounted heaters all of which have independent timeclocks and the bathrooms include towel rails, fan heaters ceiling mounted extractor fans. The property comes with one allocated parking space.

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 of £1,150 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

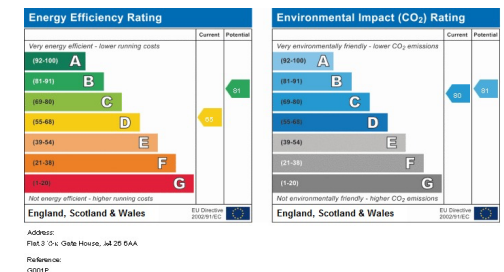
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and 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 to A59, Boroughbridge Road from Poppleton, the property is situated on your right hand side immediately before the BP petrol station.



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