



Flat 49 Scholars Court

Principal Rise, YO24 1UB

£1,100 pcm

- 16/12/2025
- UNFURNISHED
- ALLOCATED PARKING
- SORRY NO SMOKERS
- WARDROBE STORAGE
- TOP FLOOR / SCENIC VIEWS
- ELECTRIC HEATING
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

We are delighted to present to the rental market this extremely well presented two bedroom top floor apartment off Tadcaster Road in York. The property which benefits from having an allocated parking space by the communal entrance door briefly comprises of a modern and fully equipped kitchen, including a range of wall and base units, washer dryer, fridge / freezer, electric oven, electric cooking hob and extractor hood over. The master bedroom has the added advantage of having built in wardrobes with sliding mirrored doors. The second bedroom located is opposite the bathroom which is fully tiled and offers a mains shower over the bath, wash hand basin and low flush WC. There is also a towel ladder heater and bathroom cabinet. Finally, to complete the accommodation there is a handy airing cupboard housing the hot water cylinder and tenants have access to a partially boarded attic with pull down ladder for excellent storage. Express your interest early to avoid disappointment. EPC rating 'D'

ROOM MEASUREMENTS

Kitchen - 8' 4" x 9' 0" (2.56m x 2.76m)
Living Room - 14' 0" x 14' 2" (4.27m x 4.33m)
Bedroom One - 8' 4" x 11' 4" (2.56m x 3.46m)
Bedroom Two - 8' 5" x 7' 6" (2.59m x 2.30m)
Bathroom - 9' 4" x 5' 0" (2.86m x 1.53m)

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 £1,260.00 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

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 week's 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 along Tadcaster Road away from the city centre, you will pass the racecourse on your left-hand side. Proceed through a number of traffic lights until you reach a roundabout. Take your right left off the roundabout onto Principal Rise and Scholars Court is the right cul-del-sac on your right-hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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