



Flat 16 Poplar Court

Seldon Road, YO26 4TW

£900 pcm

- 20/01/2025
- UNFURNISHED
- TOP FLOOR ACCOMMODATION
- GAS CENTRAL HEATING
- FOUR PIECE BATHROOM
- ALLOCATED PARKING
- EPC = B
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Poplar Court is a small modern development of apartments at the bottom of Seldon Road off Poppleton Road. The apartment itself is located on the top floor (second floor) and briefly includes an open plan kitchen/living room with a range of wall and base units including an electric oven, gas hob, extractor hood over, washer/dryer and built-in fridge freezer. There are two double bedrooms in this property with the master including a fitted wardrobe. Finally the bathroom completes the accommodation with having bath with hair wash shower attachment, wash hand basin, WC and separate shower cubicle. With a useful storage cupboard off the hallway, an intercom phone system, gas central heating, a car park space allocated to the property and secure bicycle storage this really is a property worth seeing!

TERMS OF TENANCY

The property is available To Let unfurnished, 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 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

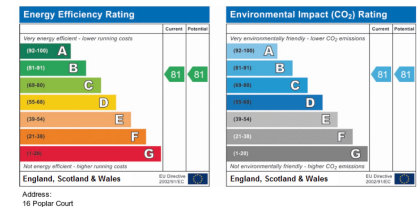
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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 A59 from the directions of Harrogate, proceed heading toward the city centre along Boroughbridge Road until you reach the traffic lights joining the Water End junction. Keeping in the right lane, head straight over on Poppleton Road and immediately after Poppleton Road Primary School on your left, turn left onto Seldon Road. Poplar Court is the block of apartments at the bottom of Road.



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 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