



2A Penleys Grove Street

YO31 7PN

£1,050 pcm

 **Littlefairs**
PROPERTY COMPANY

- 19/02/2026
- FULLY FURNISHED
- FIRST FLOOR FLAT
- ENSUITE FACILITES
- ELECTRIC HEATING
- QUIET LIVING
- NO ALLOCATED PARKING
- COUNCIL TAX BAND 'A'

GENERAL SUMMARY

Designed and furnished to an exceptionally high standard by the current owner this property is situated just off Monkgate and is within easy reach of the city centre for those that work closely. Equally the train station is only a 15 minute walk through the historical streets of York for the daily commuters. In brief the property comprises of a master bedroom suite with fitted wardrobes and three piece bathroom, including a large walk in shower cubicle, vanity sink unit and low flush WC. The hot water cylinder is housed in a hidden cupboard off the bathroom. Through to the living room is a beautifully presented cosy area with focal electric fire and comfy seating. The kitchen is fully equipped to include an electric oven, hob and extractor over along with a microwave and fridge. Sorry, there is no parking with the property.

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 £1,210 will be payable for this tenancy.

VIEWING ARRANGEMENTS

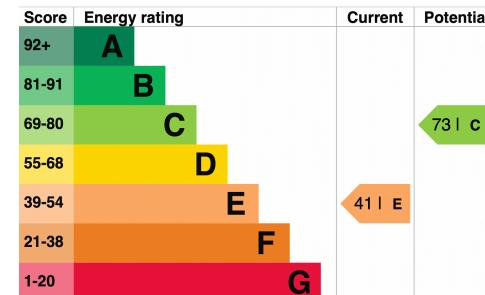
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

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 approach the city centre from the eastern side, (from Monk Cross Shopping Centre), head straight across the roundabout in Heworth and continue along A1036. At the next roundabout with Monkgate in front of you and in sight of Go Outdoors, proceed straight ahead and Penleys Grove Street is on your right hand side.



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