



## Flat 5 Aldersyde House

YO24 1QR

£1,275 pcm



Littlefairs  
PROPERTY COMPANY

- 17/05/2024
- UNFURNISHED
- ONE CAT CONSIDERED
- GAS CENTRAL HEATING
- LARGE & SPACIOUS ACC
- ALLCOATED PARKING
- EPC - C
- COUNCIL TAX BAND 'C'

## GENERAL SUMMARY

If you are looking for a premium apartment within a quiet attractive area of York then please, do not look any further than these property details. One not to be missed. Bursting with character, this two bedroom apartment is located on the first floor of this incredible late 19th Century Merchant House and comes completed with oak flooring, impressive second glazing units throughout, a modern gas combination boiler and cast iron radiators resulting in a 'C' rating EPC score. As shown in the marketing photos, the oak clad entrance halls provide the wow factor the moment you step into the building. From there, Apartment '5' is located on the first floor and briefly comprises of two double bedrooms, the master benefiting from ensuite shower facilities and a useful storage area. The grand living room offers gorgeous views over the south facing gardens and communal orangery and include a focal fire surround. The main bathroom is fully fitted with shower over the bath, wash hand basin over a cabinet unit and WC. Finally, the beautiful kitchen is fully fitted and includes two under counter fridges, slimline dishwasher, washer / dryer, double electric oven, x5 burner gas hob and extractor hood. The Worcester boiler is also located within the kitchen. Allocated parking for one vehicle and shared bicycle storage. Internal inspection is highly recommended. Express your interest today!

## 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 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](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 C	83 B
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

E: [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

W: [LittlefairsPropertyCompany.co.uk](http://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