



57C Monkgate

YO31 7PB

£800 pcm

 **Littlefairs**
PROPERTY COMPANY

- 13/02/2026
- TOP FLOOR FLAT
- FURNISHED
- WALK-IN SHOWER
- WHITE GOODS INCLUDED
- SINGLE OCCUPANCY ONLY
- EPC 'E'
- COUNCIL TAX BAND 'A'

GENERAL DESCRIPTION

Littlefairs are please to present this well-presented one-bedroom furnished flat offering comfortable and practical living in a convenient location, with good local amenities. The property is set within a traditional building and is ideal for a single professional. The flat comprises a bright and spacious living area, creating a welcoming space to relax or entertain. The modern fitted kitchen is well equipped with ample cupboard space as well as an integrated fridge with freezer box, oven, electric hob, and washing machine. The double bedroom is situated at the back of the flat offering a calm and comfortable retreat. A contemporary shower room completes the accommodation with a saniflo toilet, finished to a good standard. EPC 'E', council tax band 'A'. Enquire today to book your viewing!

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 £920 will be payable for this tenancy.

VIEWING ARRANGEMENTS

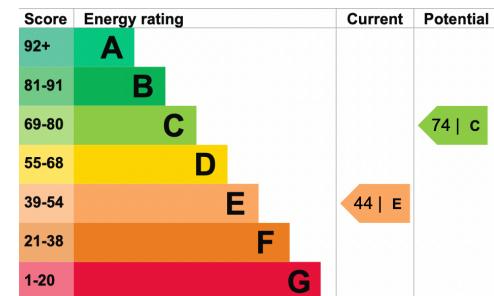
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Council Tax and water. 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 No.57 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