



Manor Court

YO10 3EU

£1,300 pcm

- 28/01/2026
- OPTIONAL FURNISHING
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- BIKE STORAGE
- FIRST FLOOR FLAT
- EPC RATING 'B'
- COUNCIL TAX BAND 'C'

GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this furnished, first floor apartment located in a popular development within a short distance of the city centre and approximately half a mile from York's historic city walls. The property boasts easy access to the A19 and A64. A brief description follows; entrance hallway with two useful storage cupboards and natural wood flooring mostly throughout. The apartment enjoys a south-facing aspect, providing excellent natural light throughout the day. There is an open plan kitchen/reception room, the kitchen area benefiting from a range of base and wall units and integrated fridge freezer and washing machine, as well as a breakfast bar. The generous reception area is available to open through to a further reception area that is currently being used as the second bedroom, the rooms divided by a door. The second bedroom benefits from a Juliet balcony, allowing additional light into the space. The main bedroom is a good-sized double with a walk in wardrobe. There is a three piece bathroom with shower over the bath, and functioning bidet system. The property also benefits from gas central heating and also has an allocated parking space and a secure bike store. Secondary glazing and strong insulation contribute to excellent heat retention, low heating bills, as well as minimal external noise.

TERMS OF TENANCY

The property is available To Let, part-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 equivalent to five weeks' rent (£1,500) will be payable.

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 from the east side along Hull Road (A1079), proceed passed the Travelodge on your left hand side. Continue through the traffic lights to the next major set of traffic lights with a Shell petrol station in front of you. Proceed along Lawrence Street for a short distance and Manor Court is the third turning on your right hand side.

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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 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