



1 Pond Garth

YO1 7NB

£1,950 pcm

- 03/08/2026
- UNFURNISHED
- FOUR DOUBLE BEDROOMS
- MASTER BEDROOM WITH ENSUITE

- TWO ALLOCATED PARKING SPACES
- CITY CENTRE LOCATION
- EPC 'C'
- COUNCIL TAX BAND 'G'



Littlefairs
PROPERTY COMPANY

GENERAL SUMMARY

We are pleased to bring to the market a modern Town House with four double bedrooms centrally located within 5 minutes walking distance from York City Centre with TWO allocated parking spaces within the garage area. The spacious accommodation comprises of an entrance hall leading to a study, ground floor cloakroom, utility/boiler room with stainless steel sink, washing machine and separate dryer. Onward to the rear of the property is a fully fitted breakfast kitchen with a large 5 ring gas hob, integrated cooker and separate microwave. In an additional housing is a large American style fridge freezer. Dual French windows leading out to the patio area. Located on the first floor is the lounge with French doors opening onto a walk-on balcony overlooking the communal gardens. Bedroom four being adjacent to a bathroom with shower completes the first floor accommodation. Upwards to the second floor where bedroom two is located complete with fitted wardrobes and an en-suite bathroom with separate shower cubicle, bedroom three again offering fitted wardrobes. Finally to the third floor which is given over to the master bedroom with an en-suite shower room and a separate dressing room or storage room. Upvc double glazing and gas central heating throughout.

Viewing highly recommended.

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Periodic Tenancy and a Security Deposit of £2,250 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 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. Please note that some of the photographs used in the marketing of this property may have been digitally enhanced using artificial intelligence to better represent the property's potential. We recommend viewing the property in person to get the most accurate impression of its current condition.

DIRECTIONS As you travel into York along Stonebow from the Foss Island Road junction, turn left just after the Hiscox building and follow the road around to Pond Garth. The property is at the end of the terrace on your left hand side. Sorry no parking is available on site for the viewings. Parking is available on Stonebow or Pay & Display parking nearby.

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

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