



## Flat B1 107 The Mount

YO24 1AX

£775 pcm



- 14/05/2026
- UNFURNISHED
- PRIVATE SHOWER ROOM
- CONTEMPORARY KITCHEN
- CONVENIENT LOCATION
- WASHING MACHINE
- COOKING HOB
- COUNCIL TAX BAND 'A'

## GENERAL SUMMARY

Situated on one of York's most desirable residential streets, this conveniently located ground floor, unfurnished studio apartment offers comfortable and practical living. The property briefly comprises a large room incorporating a contemporary fitted kitchen with a washing machine, fridge and electric cooking hob. The large windows come complete with secondary glazing units. The shower room features a shower cubicle with an electric shower unit, wash hand basin and WC. No parking is allocated to this property.

## TERMS OF TENANCY

The property is available To Let unfurnished, 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 £890.00 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 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 travel into York along Tadcaster Road and pass the racecourse on your right hand side, continue to rise up to The Mount and a set of traffic light. No.107 is on your right hand side just after the traffic light and the access to this apartment is through the main entrance door.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D		68	80
(39-54) E			
(21-38) F			

**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 and 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