



10 Monarch Way

YO26 5TB

£1,150 pcm

- 29/05/2026
- FURNISHED
- EASY ACCESS TO YORK RING ROAD
- TWO BEDROOMS
- TOP FLOOR APARTMENT
- ONE ALLOCATED PARKING SPACE
- EPC BAND 'C'
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

Littlefairs welcome to the market this top floor apartment located on Monarch Way, just off Boroughbridge Road. The property is offered furnished so is ideal for a single person or couple. In brief the property comprises of two double bedrooms and house bathroom including a walk in shower, wash hand basin and WC. The living room and kitchen are separate with the kitchen enjoying a range of wall and base units including an electric oven, electric hob, extractor hood over, fridge / freezer and washing machine. Finally to complete the accommodation is the allocation of one car parking space to the side of the property, bike storage, communal bin store and a communal garden area for use only for the three properties in the block to the rear. Viewing highly recommended.

ROOM MEASUREMENTS

Kitchen - 12' 0" x 6' 6" (3.67m x 2.00m)

Living room - 12' 0" x 16' 1" (3.68m x 4.92m)

Bedroom One - 12' 1" x 12' 0" (3.69m x 3.67m)

Bedroom Two - 6' 6" x 10' 6" (2.00m x 3.22m)

Bathroom - 6' 6" x 7' 3" (1.99m x 2.23m)

TERMS OF TENANCY

The property is available To Let furnished, on an Assured Periodic Tenancy. Under the 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 £1,325 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

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of 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	75 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