



## Flat 3 Martins Court

Leeman Road, YO26 4WS

£1,200 pcm



Littlefairs  
PROPERTY COMPANY

- 22/05/2026
- UNFURNISHED
- TOP FLOOR APARTMENT
- ELECTRIC HEATING
- OPEN PLANNED LIVING
- WATER RATES INCLUSIVE
- ALLOCATED PARKING
- COUNCIL TAX BAND - C

## GENERAL SUMMARY

This well presented apartment is in the desirable location of Leeman Road which must be viewed to be appreciated. The property includes a spacious entrance with airing cupboard storage. Both bedrooms have built in wardrobes with the master benefiting from a contemporary en-suite shower room. Across the hall is the main three-piece bathroom with shower over the bath. The kitchen / living area enjoys dual aspect windows with views over the rear parking area and communal gardens towards the front entrance of the crescent The kitchen comes complete with integrated appliances (fridge freezer, oven, hob, dishwasher, and washer/dryer). Offered unfurnished with white goods, the water rates are included within the rent and there is one allocated parking space. Council tax band 'C'.

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Periodic Tenancy and a Security Deposit of £1,380 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 or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, and Council Tax. Water charges are inclusive within the rent. 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 leave York Centre via Leeman Road, you'll travel under the railway line through a tunnel and travel up past the Railway Museum. You'll pass Enterprise Rentals on the right hand side, at which point you'll take the first left to Martins Court.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**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