



West Grange Court

YO30 6AP

£1,100 pcm



Littlefairs
PROPERTY COMPANY

- 18/03/2026
- UNFURNISHED
- DOUBLE PRIMARY BEDROOM
- SECOND BEDROOM WITH PARTITION
- ALLOCATED PARKING
- WHITE GOODS INCLUDED
- EPC 'C'
- COUNCIL TAX BAND 'C'

GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this lovely two bedroom apartment situated in a popular residential development off Avenue Terrace, near Clifton Green. The property is offered unfurnished and briefly comprises; Entry hallway with access to the primary double bedroom, three piece bathroom with shower over the bath, storage cupboard housing the electric hot water tank, and second bedroom. Please note that the second bedroom has a sliding partition which opens into the living room, and therefore could be used as an office or extension to the lounge space. The kitchen and living area are located at the rear of the flat, with the kitchen housing a range of wall and base units and integrated appliances including; a fridge freezer, washing machine and dishwasher. Outside are accessible communal gardens, and one allocated parking space. Enquire today to secure your viewing appointment!

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

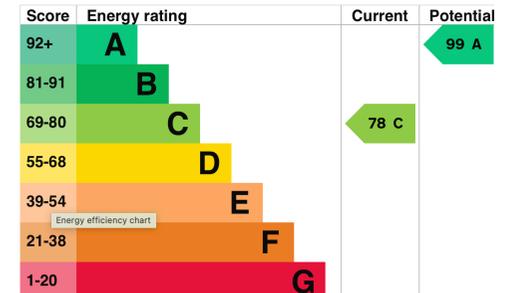
from January 2026 and will be circulated to all tenants. A Security Deposit equivalent to five weeks' rent (£1,265) will be payable.

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. 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

Leaving York on Bootham following the road past Burton Stone Lane on then right hand side onto Clifton. The turning is the second right onto Avenue Terrace, and the development is located on the left hand side at the bottom of Avenue Terrace. Turn left once inside the development onto West Grange Court, and the development is situated at the end of the road.



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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 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