

N A I S H

ESTATE AGENTS



YORK
EST. 1939



18 Toft Green, York, YO1 6JJ
£1,050 PCM

A two bedroom apartment located within a secure purpose built development, available immediately on a long term tenancy.

Property Description

Accessed via a secure communal entranceway, the apartment is situated at the rear of the development and overlooks the pleasant outdoor courtyard. There you will find your own private entrance on the ground floor, with a stairway taking you up to the apartment proper, which consists of a lounge; galley-style kitchenette with fridge-freezer, oven with hob, and washing machine; a modern fitted bathroom with shower enclosure, lavatory and basin; and finally two bedrooms to the rear with carpeting and neutral decor.

Please note that, due to the central location of this property, there is no parking available for residents. We would encourage prospective tenants to make their own enquiries with the City of York Council as the availability of any resident's parking permit schemes. Secure bike storage is available at this property.

Utility bills are not included in the rent and are charged separately by the landlord on a metered rate according to usage.

Parking is not included but may be attained via York City council under a separate charge.

Available from Mid August

Environs

Occupying an excellent position on Toft Green, this property resides within the city walls and boasts excellent access to the train station via the Hudson Quarter cut-through as well as the wide array of award-winning independent retailers, restaurants, bars and cafes on Micklegate- one of the most handsome and best preserved streets in York.

There is a nearby carpark on Nunnery Lane, as well as bus connections on Station Road to the surrounding areas.

Costs & Utilities

This property is served by mains supplies for electricity, drainage. We understand that there is ultrafast broadband connectivity as well as coverage from major mobile network providers. We would encourage prospective tenants to make their own enquiries with specific service providers for further information.

We politely request a rent of £1050 per calendar month as well as a deposit of £1211.00 which will be held with the Deposit Protection Service until the end of your tenancy.

City of York Council Tax band B.

The utility bills are invoiced on a monthly basis via the Landlords managing agent.

Holding Fee Disclaimer

Upon successful application, we will politely request a holding deposit of £150.00 A Holding Deposit is taken to secure a property off the market whilst an application is considered and references and credit checks are processed. It is our practice to refund the holding deposit by deducting it from the first payment of rent, unless applicants require it to be refunded separately.

A holding deposit will not be refunded if the tenancy is not taken up for any of the following reasons:-

Any reference or credit check is not satisfactory; or
Any information supplied on the application form is untrue, inaccurate or misleading; or

The applicant changes their mind and decides not to take the tenancy applied for or delays in doing so; or

Any reference has not been received within 14 days of request and the property is remarketed; or

If an applicant does not have the right to rent the property pursuant to the Immigration Act 2014 and that was not mentioned in their application form.

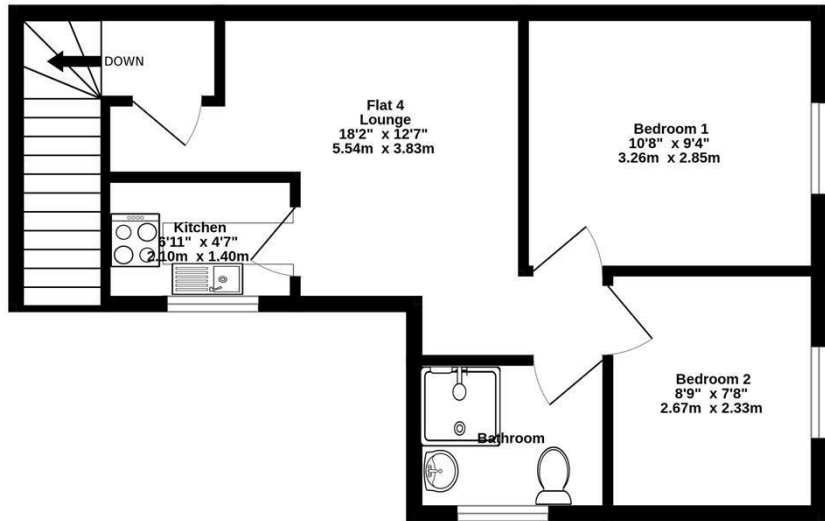
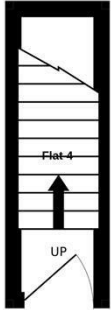
Please note as of the 14th May 2025, there has been a change to the Anti Money Laundering Legislation. It is now a requirement that all agents check Landlords and Tenants against the UK Sanctions List provided by the Government. This does not affect your credit rating and is carried out by Naish Estate Agents, prior to any tenancy start date. Please see the attached link for your reference.

UK sanctions - GOV.UK

Floor Plan

GROUND FLOOR
34 sq.ft. (3.1 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.7 sq.m.) approx.



TOTAL FLOOR AREA : 450 sq.ft. (41.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.