

N A I S H
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6 Pinsent Court, YO31 8SY
£1,850 Per Month

A substantial detached four bedroom family home with converted garage space and two large reception rooms, modern kitchen and open plan living arrangements, situated within a quiet residential cul-de-sac in the Huntington Road area. Available immediately on a long term tenancy.

Property Description

Entering via the covered front porch you will be greeted by the large entrance hallway, off from which you can access the convenient downstairs W.C., built-in storage cupboards and doors leading to the principle lounge.

There is a spacious contemporary kitchen-diner to the rear of the property, featuring gorgeous modern fitted units, high-spec appliances including dishwasher, fridge-freezer, and oven. The open plan arrangement affords ample space for family dining, with the French doors overlooking the rear garden keeping the space lovely and bright.

There is also separate utility room with plumbing for both a washing machine and tumble dryer.

To the first floor of the property, you will find three generously proportioned double bedrooms, each with fitted wardrobes offering plenty of storage space. The largest room at the rear also boasts an en-suite with fitted shower, basin and lavatory. There is a smaller bedroom at the front of the property that would make an excellent home office or children's playroom. The main family bathroom is also situated on this floor, complete with bath, shower, lavatory and basin.

Externally, you will find a sizeable rear garden with wooden storage shed and converted garage space, offering another space for a home office, studio, or storage space.

Environs

Pinsent Court is located in the Huntington Road area. It is ideally located for those looking to be within easy distance of the city centre. Nearby there is a wide range of handy local amenities including shops, cafes, public houses and a Vets surgery. The York District Hospital is also just a short distance away. The property also falls within the catchment for Huntington Secondary School which has an Outstanding Ofsted rating.

The position of this property also provides excellent commuter access to the A64 to Leeds, Scarborough and towns beyond, as well as to the retail parks of Clifton Moor and Monks Cross.

Costs & Utilities

This property is served by mains gas, electric, water and drainage. We understand that there is Ultrafast broadband connectivity in this area, along with mobile coverage from all four major suppliers. We would encourage potential tenants to make their own enquires with specific providers and Ofcom.

We politely request a rent of £1,850 per calendar month as well as a deposit of £2,100 which will be held with the Deposit Protection Service (DPS) until the end of any tenancy.

This property falls under the jurisdiction of the City of York Council and is placed in their council tax band D at £2,038.66 per annum.

Holding Fee Disclaimer

Upon successful application, we will politely request a holding deposit of £150. 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

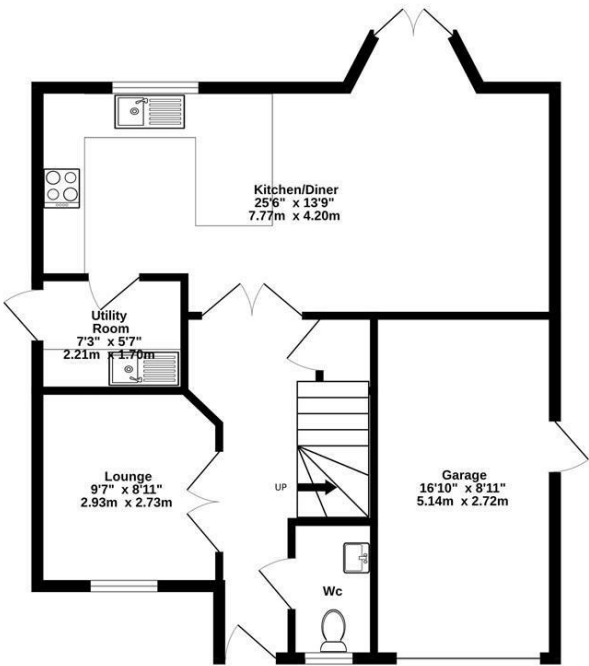
If an applicant does not have the right to rent the property pursuant to the Immigration Act 2014 and that was not mentioned in their application form.

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

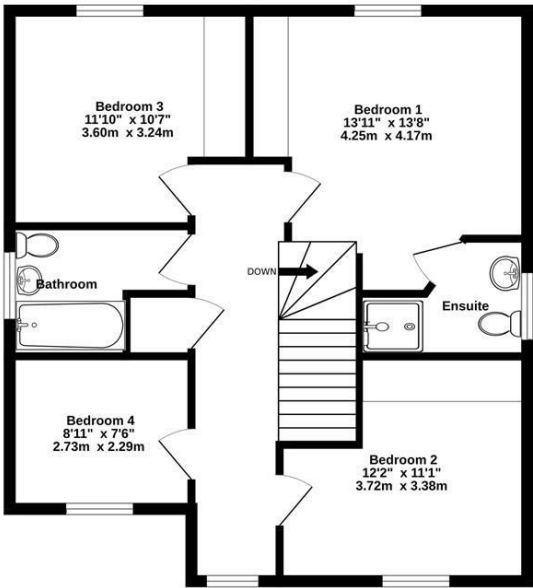


Floor Plan

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
684 sq.ft. (63.6 sq.m.) approx.



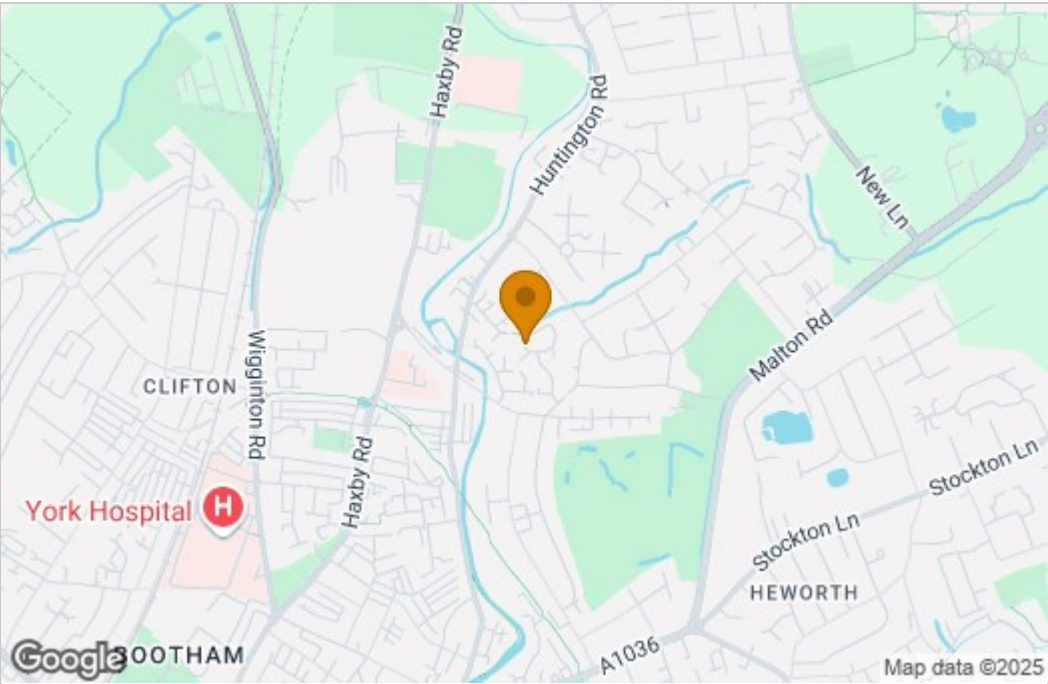
TOTAL FLOOR AREA : 1382 sq.ft. (128.4 sq.m.) approx.

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.

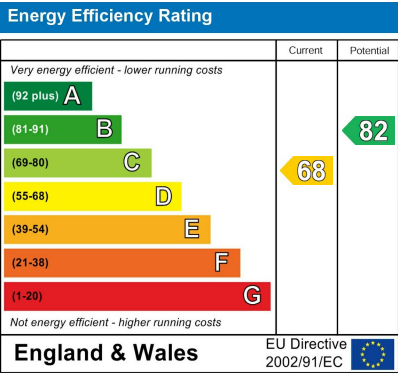
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Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.