



10 Park Lane

Holgate, YO24 4JQ

£1,100 pcm



- 16/07/2024
- TWO DOUBLE BEDROOMS
- UNFURNISHED
- ON STREET PARKING
- ENCLOSED REAR YARD
- SHOWER OVER BATH
- EPC 'D'
- COUNCIL TAX BAND 'B'

## GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this well-presented two bedroom terrace house located just a stones throw from York Centre. The property is offered unfurnished with white goods, and briefly comprises; Entrance into the spacious living room with traditional gas fireplace, feeding through to the kitchen housing a range of wall and base units, fridge freezer, washing machine, oven and gas hob. To the back of the house is the three-piece bathroom, with shower over the bath. Upstairs are two double bedrooms with traditional hard flooring. Outside are easy maintained front and rear yards, with on street parking. EPC 'D'. Council Tax band 'B'.

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water Charges 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.

## 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](http://LittlefairsPropertyCompany.co.uk)

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

## DIRECTIONS

As you leave York by Holgate Road, go over the Iron Bridge across the railway line, and follow the road through, down the hill to the traffic lights. Merge left at the traffic lights and take the second left onto Park Lane. The property is located toward the end on the Right Hand Side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	55 D	76 C
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 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