



196 Prince Rupert Drive

Tockwith, YO26 7PU

£1,250pcm



- 22/08/2024
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- OFF STREET PARKING
- KITCHEN / DINER
- GAS CENTRAL HEATING
- ENCLOSED GARDEN

GENERAL SUMMARY

LITTLEFAIRS are delighted to offer to the rental market this link detached property in the most sought after village of Tockwith which is situated approximately 8 miles to the west of York, 5 miles from Wetherby and within easy reach of the A1(M) motorway. The property is offered unfurnished and briefly comprises of a sitting room off the inner entrance hallway with focal gas fire, spacious kitchen/diner of which is fully fitted including an integral dishwasher, electric oven, five ring burner and extractor hood. There is also a downstairs bedroom / second reception room with a modern finished shower room adjoined. The first floor offers two double bedrooms and a single bedroom ideal for young family members or used as a home office/study. Finally to complete the accommodation there is a modern four piece house bathroom including a bath, walk in shower cubicle, wash hand basin and low flush wc. Externally the property is offered with off street parking for two vehicles and rear garden with large secure storage shed. Call TODAY to book your viewing appointment!

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.

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 www.LittlefairsPropertyCompany.co.uk

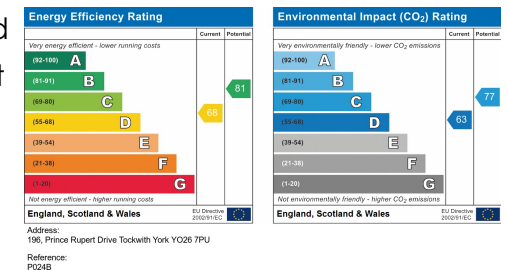
ADDITIONAL INFORMATION

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

DIRECTIONS

As you enter the village of Tockwith from the west side (Cowthorpe side) along Fleet Lane, turn right into Prince Rupert Drive. Continue along this road until you reach No.196 by turning right at the end of the cul de sac and the property is marked by a 'Littlefairs To Let board' on your right.



T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: 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