



47 Dringthorpe Road

YO24 1LF

£1,350 pcm



Littlefairs
PROPERTY COMPANY

- 05/08/2024
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- 3/4 BEDROOMS
- LARGE GARDEN
- GAS CENTRAL HEATING
- SHOWER OVER BATH
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

Littlefairs are delighted to present this well proportioned family home which is situated within a very popular and sought after residential area off Tadcaster Road, convenient for York City Centre, the Ring Road and the A64. This is a traditional three/four bedroom semi detached property and briefly comprises of; Entrance hall with porch area, spacious living room/dining area with dual aspect windows, a light and airy breakfast kitchen with fitted units containing an electric oven and gas hob with room for dining room and windows overlooking the rear garden, downstairs WC and downstairs bedroom/further reception room. Upstairs there are two double bedrooms and a single bedroom. A bathroom with a modern fitted white suite to include a bath with shower over and a wash hand basin. There is also a separate toilet. Externally there is a large enclosed rear garden and patio area ideal for outside dining. To the front of the property there is a small front lawned area and driveway parking. This is the perfect family home for anyone looking to live within the Tadcaster Road area. EXPRESS YOUR INTEREST TODAY!

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

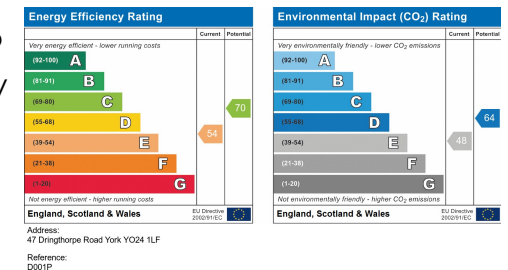
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

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

Heading north into York along the A1036 from the A64, continue along Tadcaster Road away from the 24 Hrs Tesco supermarket and turn right into Middlethorpe Drive. Proceed along this road before turning left into Dringthorpe Road. No.47 is marked by a Littlefairs TO LET board on your left hand side.



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