



30 Fairfax Croft

Copmanthorpe, YO23 3XS

£850 pcm

- 14/08/2024
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- TWO BEDROOMS
- GAS CENTRAL HEATING
- AMPLE PARKING
- VILLAGE LOCATION
- COUNCIL TX BAND 'B'

GENERAL SUMMARY

We are pleased to bring to the rental market this well presented unfurnished two bedroom end terraced property with ample parking close by. Located within the popular sought after village of Copmanthorpe, only a few miles south of the city of York and has excellent road links onto the A64, this property is ideal for a single tenant, couple or small family. The property itself briefly comprises of two bedrooms to the first floor with the house bathroom including an electric shower over the bath, wash hand basin and WC. The master bedroom also benefits from fitted wardrobe storage and handy storage over the stairs. To the ground floor there are two rooms; the kitchen which offers a range of wall and base units and includes a washing machine, electric oven, gas hob and space for a fridge/freezer behind the door. The other, the living room with focal fire surround and access from the front of the property. To the rear garden there is a small area of decking by the backdoor, artificial grass and a handy dry and secure shed for useful storage. Parking to the side of the property shared with fellow neighbours.

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

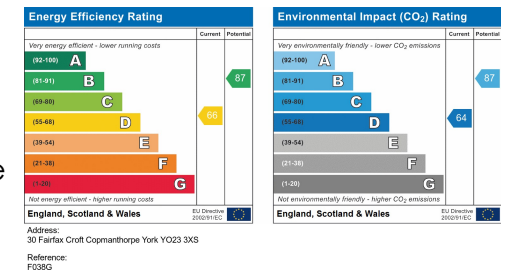
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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 Copmanthorpe along Main Street with The Royal Oak pub on your lefthand side, turn left onto St Giles Way. Continue along this road until you see a road on your left hand side signposted as Barons Crescent, take this road. Fairfax Croft is the third street on your right and No.30 is at the head of the cul du sac backing onto the railway line.



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