



## 7 Cleveland Terrace

Huntington, YO32 9PD

£750 pcm



Littlefairs  
PROPERTY COMPANY

- 16/02/2021
- SORRY, NO PETS OR SMOKERS
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- MODERN BATHROOM
- GAS CENTRAL HEATING
- SMALL YARD
- EPC TO FOLLOW

## GENERAL SUMMARY

This two bedroom mid terrace property is available to rent unfurnished from 16 March 2021. Located in the popular residential area of Huntington, The property benefits from an off street parking space and small yard to the rear. The accommodation briefly comprises; Two bedrooms to the first floor along with an modern house bathroom including an electric shower over the bath, wash hand basin and low flush WC. There is also a ladder radiator to dry your towels. To the ground floor there is a good size living room with porch way off for access from the front garden and a well presented kitchen to the rear with a range of wall and base units including an electric oven, gas hob and extractor hood over. Storage cupboard available under the stairs. Sorry, no pets.

## ROOM MEASUREMENTS

Kitchen - 10' 5" x 10' 5" (3.18m x 3.18m)

Living Room - 15' 7" x 10' 4" (4.77m x 3.18m)

Bedroom One - 9' 6" x 10' 4" (2.90m x 3.16m)

Bedroom Two - 10' 5" x 9' 8" (3.18m x 2.96m)

Bathroom - 7' 3" x 6' 0" (2.23m x 1.83m)

## 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 or visit our website at [www.LittlefairsPropertyCompany.co.uk](http://www.LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water 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 leave the outer ring road (A1237) at Earswick and travel towards York along Strensall Road, turn left onto New Lane by Huntington & District Working Men's Club and take your second right into Cleveland Terrace. Number 7 is on your left hand side a short distance from this junction.

**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