



35 Queen Victoria Street

York, YO23 1HW

£1,100 pcm



- 02/08/2024
- SORRY NO SMOKERS OR PETS
- TWO BEDROOMS
- UNFURNISHED
- ON STREET PARKING
- CLOSE TO YORK CITY CENTRE
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

We are pleased to offer for rent this two bedroom terrace house in the popular residential South Bank area, close to York City centre and Bishopthorpe Road which offers excellent local amenities and has easy links to the A64. To the ground floor you will find the cosy lounge, kitchen with white goods and breakfast bar, family bathroom with white suite and shower over the bath. To the first floor there are two double bedrooms. At the rear of the property is a yard with wooden decking area.

## ROOM MEASUREMENTS

Kitchen - 10' 9" x 9' 10" (3.285m x 3.015m)

Bedroom one - 10' 9" x 9' 10" (3.293m x 3.012m)

Bedroom two - 10' 3" x 10' 0" (3.125m x 3.051m)

## 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](http://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 continue along Bishopthorpe Road away from the city centre, turn right onto Balmoral Terrace. At the crossroads, proceed onto Queen Victoria Street and No.35 a short distance along the street on your right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	67 D	
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 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