



4 Greenfield Park Drive

YO31 1JB

£1,850 pcm

- 01/10/2024
- UNFURNISHED
- REAR GARDEN
- GAS CENTRAL HEATING
- FOUR BEDROOMS
- EXTENDED KITCHEN
- POPULAR LOCATION
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

An impressive detached family home will be available to rent off Stockton Lane to the eastern side of the city, ideal for access to Monk Cross and onto the A64 dual-carriageway. The property is generous in size and offers fabulous living space with a stunning light extended kitchen with doors out into the rear garden and countryside views for the rear bedrooms. In brief the property comprises of; Four bedrooms to the first floor, three of which have built in storage units and the master bedroom enjoying its own en-suite shower room with ceiling mounted large shower head, wash hand basin and WC. The family bathroom includes a shower over the bath, wash basin and WC. To the ground floor there is an extended kitchen which includes a range of wall and base units, fitted with a fridge/freezer, dishwasher, microwave, double oven, induction hob and extractor hood over. There are two further reception rooms with the main living area offering a wall mounted gas fire and patio door access into the rear garden. Out of the side door takes you into the utility area where there is a washing machine and tumble dryer along with usual storage for tools etc. Finally, the garage integrated to the property with access into the kitchen offers power and lighting for convenience. Gas central heating and off-street parking. Council Tax Band 'D'.

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

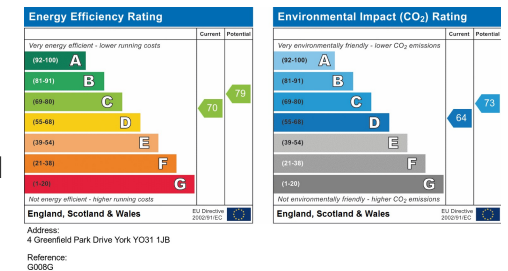
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at www.LittlefairsPropertyCompany.co.uk

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 travel along Stockton Lane away from the city centre, Greenfield Park Drive can be found on your left hand side and the property is approx 50m from the junction 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 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