



4 Buttacre Lane

Askham Richard, YO23 3PE

£975 pcm



Littlefairs
PROPERTY COMPANY

- 04/09/2024
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- ELECTRIC HEATING
- TWO BEDROOMS
- MODERN FITTED KITCHEN
- EPC - E
- COUNCIL TAX BAND - C

GENERAL SUMMARY

We are delighted to present this sweet cottage on the edge of Askham Richard, a small friendly village a few miles away from the hustle and bustle of York. The property also has excellent links onto the A64. In brief the accommodation comprises of two bedrooms to the first floor, the larger offer hanging space in the alcove and is where the built-in water cylinder and header tanks are located in a cupboard off. To the ground floor there is a lovely light living room with wood burning stove and pretty views over the arable farm fields looking away from the village. The kitchen is fully equipped with a range of wall and base units and comes complete with a washing machine, electric oven, electric hob and extractor hood over. Between the kitchen and bathroom at the rear of the property by the rear door, the fridge freezer is position and comes with the property for tenants to use. Finally, the bathroom is tastefully finished with an electric shower over the bath, wash hand basin and WC. Parking is available to the front of the property and a useful outbuilding with power to the rear off the small courtyard.

ROOM MEASUREMENTS

Living Room - 12' 9" x 11' 4" (3.91m x 3.46m)

Kitchen - 7' 5" x 10' 4" (2.27m x 3.15m)

Bedroom One - 12' 9" x 11' 3" (3.91m x 3.45m)

Bedroom Two - 9' 10" x 7' 8" (3.00m x 2.34m)

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.

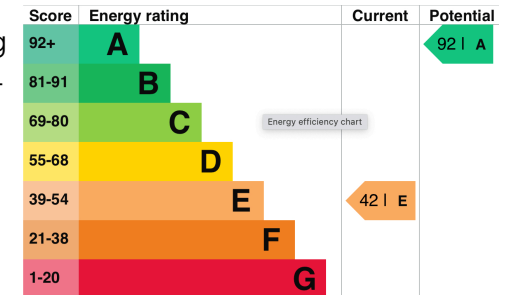
VIEWING ARRANGEMENTS

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 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.



T: 01904 393989

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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