



27 Back Lane

Knapton, YO26 6QJ

£1,300 pcm



- 02/08/2024
- UNFURNISHED
- SORRY NO PETS / SMOKERS
- GAS CENTRAL HEATING
- THREE GENEROUS SIZED BEDROOMS
- GARDENS FRONT, SIDE & REAR
- EPC - D
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

We are delighted to present this three bedroom end or row property in sought-after village location of Knapton to the west of York. The property enjoys gardens to the front, side and rear of the property along with off street parking for a vehicle and integral garage with up and over door which houses the gas combination boiler serving heating and hot water throughout the property and a large fridge / freezer. Internally the property briefly comprises; three double bedrooms to the first floor with built in wardrobe storage provided within the two larger bedrooms. The house bedroom is also located on the first floor with electric shower over the bath, wash hand basin and WC. Eave storage is also available off the bathroom. Large living room area to the ground floor with focal fireplace and stone surround. The new fitted kitchen comes complete with a range of wall and base units including an electric oven, hob and extractor hood over, washing machine and dishwasher. Gas Central Heating. . Express your interest today by calling the office directly. EPC - D. Council Tax band - C.

ROOM MEASUREMENTS

Kitchen - 12' 4" x 8' 2" (3.78m x 2.51m)

Living Room - 11' 4" x 21' 11" (3.46m x 6.69m)

WC - 6' 2" x 2' 9" (1.89m x .84m)

Garage - 16' 7" x 8' 7" (5.07m x 2.62m)

Bathroom - 8' 5" x 8' 6" (2.59m x 2.60m)

Bedroom One - 11' 5" x 9' 11" (3.48m x 3.03m)

Bedroom Two - 13' 1" x 12' 4" (4.01m x 3.78m)

Bedroom Three - 9' 9" x 11' 5" (2.99m x 3.48m)

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.

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.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | | |
| 55-68 | D | 67 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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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