



57 Middleton Road

YO24 3AR

£1,350 pcm



- 02/09/2024
- UNFURNISHED
- ONE PET CONSIDERED
- THREE BEDROOMS
- GAS CENTRAL HEATING
- OFF STREET PARKING
- LARGE GARDEN
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

Located on Middleton Road in Acomb is this fabulous three bedroom property which is finished to a high standard and presented in excellent condition throughout, the property briefly comprises; three bedrooms to the first floor, master with wardrobe storage and smaller bedroom benefiting from store cupboard. The house bathroom comes complete with a mains shower over the bath vanity sink unit and WC. Downstairs there is a spacious living room with wall mounted bracket for TV and stunning kitchen/diner including undercounter fridge, freezer, dishwasher, along with electric oven hob and extractor hood over. Towards the back door there is a lobby area and under stairs storage which houses a tumble dryer. Off-street parking at the front of the property and extended garden to rear including paved area and large lawned area.

## 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. 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 enter York from the A64 road network heading northbound along the A1036 through Dringhouses, turn left at the set of traffic lights onto St. Helen's Road. Follow this road over the railway line and continue until you reach a mini roundabout. Proceed straight ahead onto Gale Lane before turning right onto Danesfort Avenue and then a second right onto Middleton Road. Number 57 is positioned on your left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	71   C	
55-68	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 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