



2A, The Annexe Enclosure Gardens 1/2024

School Lane, YO10 5JR

£995 pcm

- UNFURNISHED
- NO PETS, CHILDREN OR SMOKERS
- WATER RATES SET TO £35PCM

- GAS CENTRAL HEATING
- MAINTAINED GARDENS
- VERY WELL PRESENTED
- COUNCIL TAX BAND 'A'



GENERAL SUMMARY

Situated in the head of a quiet cul-de-sac on Enclosure Gardens off School Lane in Heslington, this self-contained one bedroom Annex property is ideal for a single person or couple. The property is offered with set water rates of £35 per month and has its own electric and gas meters. The gardens are tended to on a regular basis by the landlord and again inclusive in the rent. In brief the property comprises; a farmhouse style kitchen with a range of solid wood wall and base units including a Neff electric oven, Hotpoint fridge/freezer, Neff electric ceramic hob, integrated Bosch washing machine and integrated Neff dishwasher. The kitchen also includes a 1 1/2 bowl kitchen sink with mixer tap. The kitchen also allows you to have a large dining table and chairs and is equipped with a phone socket and TV aerial socket. The combination boiler wall mounted in the dining area of the kitchen is a Vaillant and recently installed. The house bathroom is fully tiled both on the floor and the walls and includes a low flush WC, wash hand basin, bath and separate shower cubicle with main water supply. The bedroom is of good size and comes with ample power points with also a TV aerial socket. Finally the living room completed the rooms offering a light and spacious area with focal bricked fireplace with tiled hearth and gas fire insert and patio doors leading out into the gardens. Again there are ample power points available in this room including a TV socket. VIEWING HIGHLY RECOMMENDED TO APPRECIATE THE LOCATION AND QUALITY ON OFFER. EPC to follow.

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.

VIEWINGS 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 Gas via the landlord, Electricity 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.

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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 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