



62 Old Orchard

Haxby, YO32 3DT

£1,500 pcm

 Littlefairs
PROPERTY COMPANY

- 21/10/2024
- UNFURNISHED
- NO PETS OR SMOKERS
- GAS CENTRAL HEATING
- GARAGE & GARDENS
- GENEROUS SIZED BEDROOMS
- MODERN KITCHEN
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

LITTLEFAIRS are very pleased to present to the rental market this three bedroom semi-detached property with off-street parking, garage and gardens front, side and rear. Located on Old Orchard in Haxby, the property briefly comprises of three generous sized bedrooms to the first floor along with the house bathroom with mains shower over the bath, wash hand basin and WC. To the ground floor there is a living room with sliding doors through to the dining area and conservatory beyond. The kitchen is fitted with a range of wall and base units, including an electric oven, induction hob and extractor hood over. Plumbing is offered for a washing machine and dishwasher along with space for a fridge freezer. Separate WC with hand basin and electric roller door to access the front of the garage which houses the newly installed gas combi boiler. Ample of street parking and the benefit of solar panels on the roof of the property which we are advised by the client should save approximately a third off your electricity consumption. Viewing highly recommended.

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 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 proceed along Haxby Road from the A1237 outer ring road, continue onto York Road over the mini roundabout. Continue along York Road before turning left onto Holly Tree Lane. Old Orchard is the first turning on your right hand side and No.62 is positioned on the left hand side just after the first left bend.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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