



15 Garland Street

YO26 4RY

£1,100 pcm



- 07/11/2024
- SORRY NO PETS OR SMOKERS
- UNFURNISHED
- TWO BEDROOM TERRACE
- NEWLY FITTED KITCHEN
- FRESHLY PAINTED THROUGHOUT
- EPC RATING 'C'
- COUNCIL TAX BAND 'A'

## GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this recently redecorated two bedroom terrace house located on Garland Street, off Poppleton Road. To the ground floor there is a large lounge area which leads into the newly fitted kitchen which includes an electric oven, electric hob, extractor hood and there is a plumbing for a washing machine. To the first floor there is a primary double bedroom and a secondary single bedroom at the back of the house. Finally, a three piece family bathroom with a shower over the bath. There is on street parking and an easily maintainable rear courtyard. Council Tax Band 'A'.

## 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

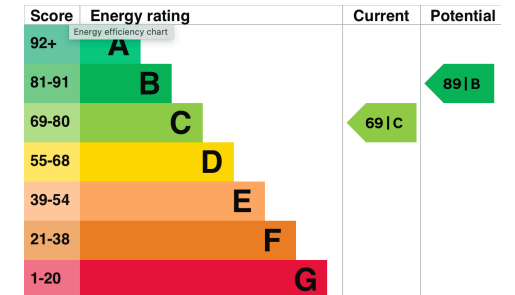
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## 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 along the A59 from the directions of Harrogate, proceed heading toward the city centre along Boroughbridge Road until you reach the traffic lights joining the Water End junction. Keeping in the right lane, head straight over on Poppleton Road and drive past Poppleton Road Primary School on your left and take your second exit on the right hand side on to Chatsworth Terrace. Once on Chatsworth Terrace take your second turning on the right and turn left onto Garland Street. The property is located on the left hand side.



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 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