



22 Raven Grove

Acomb, YO26 5PL

£1,100 pcm

- 01/07/2025
- UNFURNISHED
- SORRY NO PETS OR SMOKERS
- GAS CENTRAL HEATING
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- EPC - C
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

A well-presented two bedroom semi-detached property off Beckfield Lane in Acomb, to the west of the city centre. The property in brief comprises of two double bedrooms to the first floor along with a house bathroom, including a mains shower over the bath, wash hand basin and WC. There is also a very useful storage cupboard off the bathroom. To the ground floor you'll find a large living room with focal fire surround and fully fitted kitchen, including an electric oven, gas hob and extractor hood over. Please note the washing machine and fridge / freezer are to be removed from the property. The patio doors lead you out into the low maintenance rear yard area where there is patio and storage of the bins etc. Off street parking is available to the front of the property. Viewing highly recommended.

## ROOM MEASUREMENTS

Kitchen - 12' 0" x 8' 9" (3.66m x 2.68m)

Living Room - 14' 2" x 11' 8" (4.34m x 3.58m)

Front Bedroom - 8' 1" x 12' 4" (2.47m x 3.76m)

Back Bedroom - 11' 8" x 8' 10" (3.56m x 2.71m)

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of six 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 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 travel along Wetherby Road (B1224) from the outer ring road, turn left at the first roundabout you reach onto Beckfield Lane. Continue along this road before turning right onto Beckfield Place and Raven Grove is the second turning on your right hand side.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 88   B    |
| 69-80 | C             | 69   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