



42 Hollis Crescent

Strensall, YO32 5SP

£1,100 pcm

- 30/04/2025
- VILLAGE LOCATION
- SORRY, NO PETS OR SMOKERS
- TWO DOUBLE BEDROOMS
- END TERRACE
- FURNISHING OPTIONAL
- DRIVE WAY PARKING
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this two bedroom end terrace located in Strensall. The property benefits from gas central heating and uPVC double glazing and the accommodation comprises: Entrance hall with two storage cupboards, living room with electric fire, dining room and modern fitted kitchen with white goods. To the first floor there are two double bedrooms, bathroom and separate WC. The property is located on a corner plot on Hollis Crescent with a drive way for 2 cars and an enclosed rear garden with patio and brick BBQ. Council tax band 'B'.

## ROOM MEASUREMENTS

Lounge - 8' 2" x 14' 10" (2.51m x 4.54m)

Kitchen - 11' 8" x 4' 7" (3.56m x 1.41m)

Dining room - 10' 5" x 8' 8" (3.18m x 2.65m)

Bedroom 1 - 9' 7" x 10' 11" (2.93m x 3.35m)

Bedroom 2 - 9' 7" x 10' 11" (2.93m x 3.35m)

## 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 leave A1237 heading towards Earswick you will join the Strensall Road, stay on this road until you come to a mini roundabout which is just passed the petrol station on your left hand side. Head straight over the roundabout on to Ox Carr Lane and then take the first exit on the right hand side onto Howard Road. The take you second right onto Hollis Crescent, follow the road around and number 42 is the last house on the right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	65 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