



13 St. John Street

YO31 7QR

£1,700 pcm



- 17/04/2025
- UNFURNISHED
- PETS CONSIDERED
- THREE DOUBLE BEDROOMS
- FINISHED TO HIGH STANDARD
- GAS CENTRAL HEATING
- ON STREET PARKING
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

We are thrilled to present to the rental market this fabulous and extremely well presented three bedroom period terraced property which is in close proximity to the city centre of York. In brief the property comprises; a front reception room with focal fireplace and beautiful bay window overlooking the street. A dining room with alcove storage and focal fireplace with access onto the fitted kitchen with a range of wall and base units and comes complete with fridge freezer, dishwasher and range cooker. The heating in this area of the house is underfloor and operated on its own thermostat. Beyond the kitchen is a useful utility cupboard which houses the washing machine and combination gas boiler. Access to the rear yard can be gained via the rear door of the kitchen and also from the hallway by the downstairs cloakroom which includes a low flush WC and wash hand basin. To the first floor there is a grand master bedroom and a further second bedroom with alcove wardrobe space. To the second floor you'll discover a third bedroom with eaves storage as well as the house bathroom which includes a freestanding bath, vanity wash hand basin and low flush WC along with a shower cubicle with mains electric shower unit. On street parking is available by applying to the council for a permit. Viewing highly recommended to appreciate the accommodation on offer.

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 travel along Gillygate towards the York Hospital, turn right onto Lord Mayor's Walk. St John Street is on your left hand side and No.13 is a short distance from the junction on your right hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C	73	
(55-68) D		
(39-54) E		

T: 01904 393989

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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 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