



256 Stockton Lane

YO31 1JQ

£900 pcm

- 20/06/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- GAS CENTRAL HEATING
- BALCONY OFF LIVING ROOM
- GARAGE AND NEARBY PARKING
- SHOWER ROOM
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs Property Company are pleased to present this newly decorated two bedroom first floor unfurnished apartment of Stockton Lane in York. The property includes a single garage and parking to the front. Internally the property briefly comprises of two bedrooms, the larger benefiting from fitted wardrobes. The shower room includes a large shower cubicle, wash hand basin and WC. The kitchen is of good size and includes a range of wall and base units including an gas cooker & hob, washing machine, tumble dryer & fridge / freezer. Finally to complete the accommodation is the light and spacious living room with storage cupboard off and access onto the balcony.

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 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 the A1036 towards Heworth away from the city centre, proceed over the mini roundabout onto Stockton Lane. The property is some way down Stockton Lane on your right hand side, just after the junction for Ashley Park Road.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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