



16 Milner Street

YO24 4NH

£1,200 pcm

- 20/05/2025
- UNFURNISHED
- FULLY REFURBISHED
- TWO DOUBLE BEDROOMS
- SEPARATE UTILITY AREA
- PATIO / GARDEN TO REAR
- ON STREET PARKING
- COUNCIL TAX BAND 'A'

GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this fully refurbished two bedroom terrace house located in a popular residential area in York. The property is offered unfurnished and really must be viewed to appreciate the accommodation on offer! A brief summary follows; entrance into the generous living area with a wood feature mantle place. The kitchen is at the back of the house and looks over the patio garden area, it has a range of wall and base units and includes an integrated fridge freezer, electric hob and oven with a separate utility area with extra storage and a washing machine. The bathroom is located on the ground floor and features a walk-in shower as well as a bath, basin and W.C. Upstairs are two well proportioned bedrooms with additional storage, with a small alcove on the landing for additional space. Outside is a generous patio and garden with shed, and back gate for alternative access. There is also on street permit parking available. Council tax band 'A'. Call us today to arrange your viewing!

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

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 enter York along the B1224 Wetherby Road towards Acomb, at the second roundabout as you approach Acomb centre, turn right and then immediately left onto Front Street. Proceed through the traffic lights and turn onto Gladstone Street which is the second left after the lights. Follow Gladstone Street to the end and then turn right which will then take you onto Milner Street. The property will be marked with a To Let board.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: 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