



15 Westfield Close

Upper Poppleton, YO26 6ED

£1,400 pcm

- 02/06/2025
- SORRY - NO SMOKERS
- THREE BEDROOMS
- UNFURNISHED
- PETS CONSIDERED
- LARGE GARDEN
- VILLAGE LOCATION
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs welcome to the market this three bedroom family home located in the sought after area of Upper Poppleton, which has great access links to the City centre, A64 and the A1. The accommodation is set over two floors and comprises; ground floor entrance, kitchen diner which includes a free standing fridge freezer, gas cooker, dishwasher, washing machine and a selection of wall and base units. Spacious lounge with double patio doors leading out into the rear garden which has two paved patio areas, one as you exit the property and one at the bottom of the garden. To the first floor there are two double bedrooms and one single bedroom, which could also be used as an office space. The bathroom is brand new and includes a full white suite including shower over the bath. The property has gas central heating with pets considered. In addition there is one parking space available.

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

When leaving York take the A59 Harrogate Road out of the city and directly across the outer ring road. Once over the outer ring road continue until you see the Red Lion pub on your right hand side, at this junction, turn right. Continue on this road until you enter the village and then take your first turning on your left, onto Westfield Lane. Once on Westfield Lane take the next turning on the right, follow the road and No 15 is located on your right hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	86 B
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