



Sherbrooke, South End

Seaton Ross, YO42 4LT

£1,300 pcm

- 13.06.2025
- UNFURNISHED
- PETS CONSIDERED
- LARGE GARDEN / PATIO AREA
- SEPARATE DINING ROOM
- OIL FIRED CENTRAL HEATING
- OFF ROAD PARKING
- COUNCIL TAX BAND 'E'

GENERAL SUMMARY

We are delighted to be able to offer you this 4/5 bedroom detached property in Seaton Ross to the East of York. Located on South End, this larger than average property benefits from stunning country views beyond the well-kept gardens. In brief the property comprises of three large double bedrooms to the first floor all with purpose built bedroom furniture; separate WC with wash hand basin and a walk-in airing cupboard. On the ground floor you will find a large light living room with gas fire and bricked hearth surround; A dining room with views through the patio doors into the gardens; Vast kitchen/diner with a full complement of wall and base units including a double electric oven & electric hob;; Utility room with sink unit and oil boiler; downstairs four piece bathroom suite with vanity sink and WC unit, corner bath with hair rinse shower over and separate shower cubicle along with a handy built-in wardrobe unit for coats etc. There are three further rooms to the ground floor, one currently being used as a home gym, one as a study and the third as an downstairs bedroom. Obviously these rooms can be used as you wish, but what this property is not lacking is space. Finally to complete the tour, you have a further shower room with separate cubicle, wash hand basin and WC. With plenty of off street parking this property is idea for a family or a couple requiring spacious living. We find our images and text do not give this property the credit it deserves and therefore we strongly recommend an internal viewing of this property.

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 Oil, 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		67 D
39-54	E	48 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