



10 Eccles Close

YO30 5XJ

£1,300 pcm

- 21/07/2025
- UNFURNISHED
- SORRY, NO PETS OR SMOKERS
- THREE BATH/SOWER ROOMS
- THREE BEDROOMS
- LANDSCAPED GARDEN
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'D'

GENERAL SUMMARY

We are delighted to offer this well presented THREE BEDROOM town house in a quiet residential location conveniently tucked away off the outer ring road of York. In brief the property comprises of: Entrance hall with shoe cupboard and under stairs storage, internal door to garage with power, lighting and up and over door, downstairs WC and shower room. Bedroom three, a large single with fitted wardrobes. Utility room with sink, washing machine and gas central heating boiler. External rear door leads to a well designed low maintenance garden which is divided between shingle and decking with a side gate for access. The first floor has open plan living room and kitchen with breakfast bar. Electric hob, integrated oven, fridge freezer and a dishwasher. The living area has views over the garden and the whole space is well planned, light, airy and spacious. The second floor has bedroom two, a double sized room with fitted wardrobes and shelving, plus two very useful additional storage cupboards, one housing the hot water cylinder. Main family bathroom is tiled from floor to ceiling with a white suite and shower over bath. Master bedroom is of good sized with fitted wardrobe and shelving and the advantage of a tiled en-suite shower room with low flush WC and vanity wash hand basin. Driveway parking for two vehicles plus a garage. This really is a lovely property and viewing is highly recommended.

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

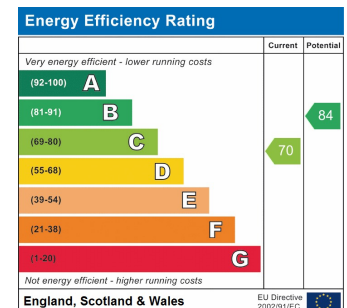
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at LittlefairsPropertyCompany.co.uk

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.



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