



6 School Lane

Bishopthorpe, YO23 2RE

£1,200 pcm

- 25/07/2025
- TWO DOUBLE BEDROOMS
- OFF STREET PARKING
- VILLAGE LOCATION
- LOCAL AMENITIES NEARBY
- GAS CENTRAL HEATING
- EPC 'D'
- COUNCIL TAX BAND 'C'

GENREAL DESCRIPTION

Littlefairs are pleased to present this well-presented two bedroom period property situated in the sought after village of Bishopthorpe. The property is a short distance from York city centre and provides excellent transport links to the ring road. The property briefly comprises; Entrance into hallway with access to living room, a separate dining room with feature fireplace, and a fitted kitchen with integrated appliances to include a gas hob, electric oven, washing machine, dishwasher and fridge. Upstairs there is a landing area with space for an open study. Two good sized double bedrooms and a three-piece family bathroom with shower over the bath. At the rear is a small enclosed courtyard, small shed and wood burner. A private driveway is available for off street parking. EPC 'D'. Council tax band 'C'.

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

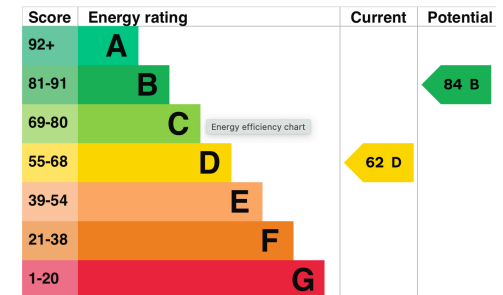
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Gas, Water 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

Entering the Village of Bishopthorpe via Bishopthorpe Road, follow the road around onto Main Street. Follow Main Street down past the Co-Op, and Woodman Pub on the left hand side. As you reach Bishopthorpe Library, turn left onto School Lane. The property is located on the right hand side.



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