



150 Poppleton Road

YO26 4UP

£1,150 pcm

- 15/10/2025
- UNFURNISHED
- GAS CENTRAL HEATING
- TWO LARGE BEDROOMS
- YARD AND STORE ROOM
- OFF STREET PARKING
- THROUGH LOUNGE / DINER
- COUNCIL TAX BAND 'A'

GENERAL SUMMARY

We are pleased to bring to the market this freshly decorated two bedroom mid terrace house, well positioned for all the local amenities. This cosy property consists of a separate entrance hall leading to large living/dining room with a focal fireplace. The kitchen is of a galley style and is fully fitted with electric oven and gas cooking hob, integrated freezer, separate fridge, washing machine and dishwasher. Outside an attractive rear patio yard with a good size, secure bike/storage shed. Upstairs an attractive large bathroom with P-shaped bath with electric shower over, with a large front double bedroom and a further double bedroom to rear. Viewing recommended.

ROOM MEASUREMENTS

Living Room / Diner - 24' 4" x 10' 9" (7.42m x 3.28m)

Kitchen - 16' 9" x 6' 11" (5.13m x 2.11m)

Bedroom One - 13' 1" x 10' 6" (3.99m x 3.21m)

Bedroom Two - 13' 11" x 7' 6" (4.26m x 2.31m)

Bathroom - 10' 4" x 7' 2" (3.15m x 2.19m)

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 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 A59 from the directions of Harrogate, proceed heading toward the city centre along Boroughbridge Road until you reach the traffic lights joining the Water End junction. Keeping in the right lane, head straight over on Poppleton Road and immediately after the junction of Seldon Road is a row of terraced properties where No.150 is positioned.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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