



6 Regent Place

Thorpe, WF3 3FE

£1,300 pcm

- 31.10.2025
- UNFURNISHED
- MASTER ENSUITE BEDROOM
- THREE FURTHER BEDROOMS
- FITTED WARDROBES
- FIRST FLOOR LIVING ROOM
- EPC = TBC
- COUNCIL TAX = D

GENERAL SUMMARY

Littlefairs are delighted to present this NEWLY DECORATED four bedroom townhouse off Regent Place in Thorpe. The property which is designed over three floors briefly comprises of; A large kitchen/diner with a range of wall and base units including an electric oven, ceramic hob, extractor hood, fridge, freezer, dishwasher, washing machine and tumble dryer. From the kitchen there is access into the enclosed rear garden through the glazed patio doors. You will find a downstairs cloakroom with wash hand basin and low flush WC on this level too. To the first floor level there is a lovely living room with Juliet balcony overlooking the rear of the property and the main bathroom with shower over the bath wash hand basin and low flush WC. To complete this level there is a bedroom which could also be utilised as a further reception room or study and an airing cupboard. To the second floor there are three bedrooms, the larger two are supplied with fitted wardrobes and the master benefiting from its own ensuite shower facilities including a wash hand basin and low flush WC. You will also find a useful storage cupboard off the landing on this level. Finally to complete the accommodation there is offstreet parking for two vehicles and a single garage with up and over metal door. Express your interest today by calling our agency! EPC TO FOLLOW.

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 of £1,555 will be payable for this tenancy.

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.

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