



60 Woodland Way

Huntington, YO32 9NY

£1,150 pcm

- 07/11/2025
- SORRY NO PETS OR SMOKERS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN
- GAS CENTRAL HEATING
- SEPARATE GARAGE
- CONSERVATORY
- COUNCIL TAX BAND 'C'

## GENERAL SUMMARY

Littlefairs are delighted to present this well presented two bedroom bungalow off Woodland Way in Huntington, York. Complete with an extended garage storage, the property also includes two double bedrooms (larger with fitted wardrobes), fully fitted kitchen including plumbing for washing machine, integrated electric oven, electric hob and extractor hood over. There is also space for a freestanding fridge freezer. The bathroom comes complete with a shower over the bath, wash hand basin and WC. Finally there is a light and spacious living room with conservatory off into well-maintained gardens. Viewing 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](http://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 come around the ring road (A1237) at the Earswick roundabout, turn down Strensall Road, heading towards the city centre. The road turns into North Moor Road a short distance on and then turn left onto New Lane. Woodland Way is the second left and No.60 is located on your right hand side, after the left and left bends.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>		
(55-68) <b>D</b>	67	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		

**T:** 01904 393989

**E:** [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

**W:** [LittlefairsPropertyCompany.co.uk](http://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