



22 Sirocco Court

YO31 8FE

£1,100 pcm

- 24/10/2025
- TWO BEDROOMS
- UNFURNISHED
- OFF STREET PARKING
- UPSTAIRS BATHROOM
- ENCLOSED REAR GARDEN
- EPC RATING 'C'
- COUNCIL TAX BAND 'B'

GENERAL DESCRIPTION

Littlefairs Property Company are pleased to bring to the market this two bedroom terrace property situated in a popular location off Huntington Road. The property boasts new flooring throughout and is offered unfurnished. A brief summary follows; entry hallway into the living room with a large front window overlooking the driveway, bathing the space with natural light. Toward the back of the house is the kitchen which offers a large space suitable for a separate dining area. There's a range of wall and base units and appliances as noted; fridge freezer, washing machine, electric hob, and plug-in microwave-oven (please note that there is no integrated oven at this property). Upstairs are two generous bedrooms, and a three piece bathroom with shower over the bath. Outside the property is off street parking for one car, and an easy maintainable garden to the rear housing a storage shed. Enquire today to secure your viewing slot!

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

Travelling from York on Huntington Road turn right at the traffic lights onto Fossway. Take the first left turn onto Montrose Avenue and Sirocco Court is on the right hand side. The property is half way along the development on the right hand side

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

T: 01904 393989

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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