



Westwood Lane

Askham Bryan, YO23 3QR

£1,875 pcm

- 03/11/2025
- FOUR DOUBLE BEDROOMS
- FAMILY HOME
- UNFURNISHED
- PETS CONSIDERED
- PEACEFUL LOCATION
- EPC RATING 'E'
- COUNCIL TAX BAND 'F'

GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this beautiful four bedroom farm house located just outside the village of Askham Bryan. The property is situated on a small working farm and has easy access to York outer ring road and A64. The ground floor comprises of an entrance porch which leads into the inner hallway, off the entrance hallway to the left hand side of the house there is a spacious kitchen dining area with ample storage and has a Rangemaster oven. Leading from the kitchen you head through into the large utility area where there is plumbing for a washing machine and space for a tumble drier and there is also a rear entrance hall/boot room. Heading back through to the entrance hallway you will find a spacious living area, which also has a working wood burner, this room has wonderful views over the garden and fields. To the first floor there are the four double bedrooms, two of which have built-in storage and one has a dressing area. A two piece family bathroom with a shower over the bath and a separate W.C. The property has oil fired central heating and double glazing. To the front of the property is a very well maintained lawned garden with mature plants and a paved area. There is also off street parking.

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 £2,275 equivalent 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 the oil and council tax. The electricity and water charges are billed based on usage via the landlord. 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 Askham Bryan from the A1237 follow the main road through the village. The road then leads to a single track road called Westwood Lane. Follow this road right down to the bottom of the lane, you will drive past a bungalow on your left hand side but continue down the track, and the road opens up into a farmyard entrance. Lowrence House is signposted and the parking is just in front of the green side gate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D		
39-54	E	49 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