



Westwood Lane

Askham Bryan, YO23 3QR

£1,800 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.

TERMS OF TENANCY

The property is available To Let unfurnished, initially on an Assured Shorthold Tenancy for a minimum period of six months. Under the new Renter's Rights Act legislation, from 1st May 2026 all tenancies will be automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve

months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants. A Security Deposit £2,160 equivalent will be payable.

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		

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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