



57 Westfield Road

Tockwith, YO26 7PY

£850 pcm



- 02/12/2025
- UNFURNISHED
- ONE BEDROOM
- ATTIC CONVERSION
- GAS CENTRAL HEATING
- ATTRACTIVE GARDEN
- ON STREET PARKING
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

We are pleased to offer to market this fabulous one bedroom mid-terrace. This property is situated in the village of Tockwith, close to the local shops and post office and next door the picturesque village Church. With on street parking at the front and a beautiful garden to the rear, this property briefly comprises; front living room with exposed beams, kitchen with integral fridge and freezer and dishwasher, upstairs bathroom with shower over bath, double bedroom with build in cupboard and a converted attic room to the top of the house. Perfect for a couple or single occupant looking for the friendly village lifestyle. Viewings highly recommended.

ROOM MEASUREMENTS

- Kitchen - 12' 1" x 6' 6" (3.70m x 2.00m)
- Living Room - 13' 6" x 11' 6" (4.12m x 3.51m)
- Bedroom One - 12' 5" x 8' 6" (3.79m x 2.60m)
- Bedroom Two - 8' 8" x 12' 1" (2.66m x 3.70m)
- Bathroom - 6' 3" x 6' 9" (1.91m x 2.06m)

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 Sewerage Charges 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 travel through Tockwith from the direction of Long Marston, with the Spotted Ox Public House and the village convenience store on your right hand side, proceed a little further passed the church on your right hand side and the cottage (No.57) is located on your right hand side, in a row of terraced cottages.

