



Islebeck, YO7 3BW

£2,000 pcm

- 12/11/2025
- RURAL LOCATION
- FOUR BEDROOMS
- SPACIOUS LIVING AREA
- OPTIONAL FURNISHINGS
- COUNTRY LIVING
- EPC RATING 'E'
- COUNCIL TAX BAND 'F'

GENERAL SUMMARY

Littlefairs welcome to the market this beautiful four bedroom farmhouse located just outside the village of Dalton. With easy access to the popular market town of Thirsk and is within easy access of the A168 and A1 this property is a must see. Paradise Farm has been finished to an exceptional standard and comprises of a hallway, spacious kitchen with plenty of cupboard space and integrated dishwasher, a utility room adjoins the kitchen where you will find the washing machine and fridge freezer. Leading from kitchen there is an archway which opens up in to the dining area where there is a beautiful fireplace and a space for a large dining table and chairs. Across the hallway you will find the lounge which has a working log burner making it a perfect cosy space to relax, there is also a snug area in the lounge which could be used an office space or play area for the children. To the first floor there is a main bedroom which has built in wardrobes and ensuite which has underfloor heating. There are another 3 double bedrooms and the family bathroom located to the first floor, the bathroom includes a W.C, basin, bath and separate shower. To the second floor there is the attic room this space would be great for a games room or home office. There is ample parking with this property and also benefits from a large enclosed garden. This property is a must see.

TERMS OF TENANCY

The property is available To Let furnished or 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 of £2,300 will be payable for this tenancy.

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Oil, Water and Sewerage Charges and Council Tax. By negotiation there can be use of a paddock and garage for an additional £200pcm.

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	51 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