



6 Beverley Gardens

YO31 7TH

£1,250 pcm

- 30/01/2026
- UNFURNISHED
- THREE BEDROOMS
- POPULAR LOCATION
- GARAGE & ON STREET PARKING
- SHOWER OVER BATH
- EPC 'C'
- COUNCIL TAX BAND 'C'

GENERAL DESCRIPTION

Littlefairs are pleased to present this lovely three bedroom end terrace property, located a stones throw from York City Centre and offered unfurnished. The property briefly comprises; Entrance hallway, leading into living room with bay-style window and a gas fireplace. At the back of the house is the kitchen, with a gas hob and oven, and with space for other appliances. Upstairs are two double bedrooms, a third smaller bedroom, and a three-piece bathroom with shower over the bath. Outside is the added benefit of a garage, a quaint front yard, and a shared access passageway to the rear garden which overlooks the greenery of the cycle path. EPC 'C'. Council Tax Band 'C'.

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 of £1,440 will be payable for this tenancy.

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 Electricity, Gas, Water 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 exit York Centre via Heworth Green, follow the road up past Villa Grove until you see the traffic lights. Turn left after the lights onto Dodsworth Avenue, the property is then located on the left hand side.

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

Energy efficiency chart

T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

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