



39 Shipton Street

YO30 7AU

£1,150 pcm

- 25/02/2026
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING
- YARD TO REAR
- ON STREET PARKING
- CLOSE TO HOSPITAL
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

Situated within the popular residential area of Burton Stone Lane, this traditional two bed roomed terraced property is being offered to the market unfurnished. This property in brief comprises of a living room with feature fireplace and cast-iron surround. The kitchen comes complete with electric oven, gas hob, extractor hood along with a freestanding fridge/freezer and washing machine. There are also an array of wall and base units including a 1 1/2 bowl stainless steel sink with mixer tap. The boiler is also found within the kitchen area. The bathroom is on the ground floor beyond the kitchen and includes a shower over the bath, wash hand basin and WC. To the first floor there are two good size bedrooms with the larger benefiting from the use of a wash hand basin and wardrobe storage. With on street parking and easy access to the hospital and city centre the property is ideal for a single occupant or couple. Express your interest today. EPC 'D'. Council Tax Band 'B'.

## TERMS OF TENANCY

The property is available To Let furnished, 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 £1,325 will be payable for this tenancy.

## VIEWING ARRANGEMENTS

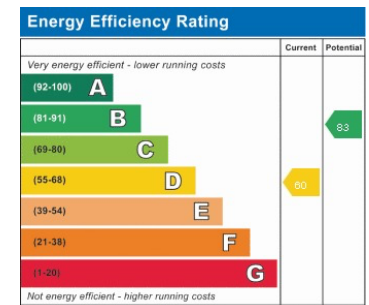
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electricity, Water 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 into York along the A19 from the outer ring road, proceed straight over on Clifton passed the Water End / Water Lane junctions. Turn left onto Burton Stone Lane and follow the road down until you see Shipton Street on your right. Take this turning and the property is on your left hand side.



**T:** 01904 393989

**E:** [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

**W:** [LittlefairsPropertyCompany.co.uk](http://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