



## 26 Oaken Grove

Haxby, YO32 3QZ

£1,800 pcm

- 02/02/2026
- UNFURNISHED
- THREE BEDROOM
- OFF STREET PARKING
- OPEN PLAN KITCHEN DINING AREA
- VILLAGE LOCATION
- EPC RATING 'C'
- COUNCIL TAX BAND 'C'

## GENERAL SUMMARY

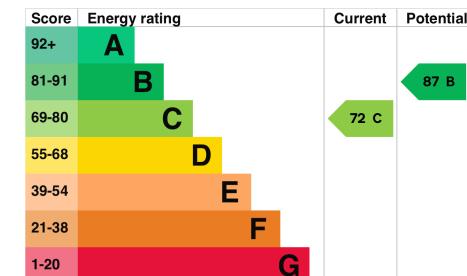
Littlefairs welcome to the market this beautiful unfurnished three bedroom family home, located in Haxby. With easy access to York ring road and to the local amenities this property is not to be missed. The property comprises of an entrance cloakroom with space for shoes and coats; lounge with feature fireplace and double doors which lead through into the heart of the home, the open plan kitchen dining area. The kitchen offers a range of wall and base units and integrated appliances including; fridge, freezer, and dishwasher. Leading from the kitchen there is a utility room which houses a washing machine and tumble dryer and a downstairs shower room. Aside from the utility and downstairs bathroom is a spacious area which could make a great space as a home office or games room. To the first floor there is the family bathroom which includes a wash basin, WC and bath with handheld shower. The main bedroom has two storage cupboards and contemporary ensuite shower room; the second bedroom is a double and the third bedroom is a single bedroom. To the rear of the property there is a spacious patio area with easily maintained astroturf area. There is also a garage in the rear garden which is a great benefit for storage, please be aware you cannot use this for parking as there is only access via the garden. The property also has off street parking for three cars to the front. EPC rating '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 £2,075 will be payable for this tenancy.

## DIRECTIONS

As you proceed along Haxby Road from the A1237 outer ring road, continue onto York Road over the mini roundabout until you reach the second roundabout. At the roundabout take the 2nd exit onto Station Road, then take the second junction onto User Lane. The turn for Oaken Grove is on your left, follow the road and No 26 is on the right hand side.



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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