



37 Hartoft Street

YO10 4BN

£1,100 pcm

- 29/01/2026
- UNFURNISHED
- TWO DOUBLE BEDROOMS
- ON STREET PARKING
- SOUGHT AFTER LOCATION
- UPSTAIRS BATHROOM
- EPC 'D'
- COUNCIL TAX BAND 'B'

## GENERAL DESCRIPTION

Littlefairs Property Company are pleased to present this fantastic two bedroom property in the popular area of Fulford just a short distance to the river and city centre. This two bedroom is offered unfurnished and has two reception rooms, one with french doors out to the back courtyard. To the back of the house is a galley style kitchen with a fridge/freezer, gas cooker, and washing machine. Upstairs is a white bathroom suite with shower over the bath, sink and a separate toilet. Two double bedrooms both with fitted wardrobes/storage cupboards. Outside there is a quaint courtyard with outside storage available. Enquire today to book your appointment!

## 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 £1,265 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](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, Electric, 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

Exiting York via Fishergate and Fulford Road, passing The Light Horseman Pub on the right hand side. Take the second right turn after The Light Horseman onto Grange Street, and follow the road around to the left. Hartoft Street is the 3rd right hand turn, and number 37 is located three quarters the way down on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

**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