



36 Redbarn Drive

YO10 3JD

£1100 pcm



Littlefairs
PROPERTY COMPANY

- 17/04/2026
- UNFURNISHED
- TWO BEDROOMS
- GARDEN WITH SHED STORAGE
- GAS CENTRAL HEATING
- QUIET LOCATION
- EPC RATING 'D'
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs are delighted to welcome to the market this two bedroom semi detached house, located in Osbaldwick. The property is ideally located close to York city centre and is within easy access for the York University and the A64. The property comprises of a modern kitchen with white goods, spacious living area with patio door leading out into a low maintenance garden with a shed for storage. To the first floor there are two double bedrooms both with built in storage cupboards, is also the family bathroom white a modern white suite with a shower over the bath. There is also driveway parking for one car to the front of the property.

ROOM MEASUREMENTS

6' 5" x 5' 6" (1.96m x 1.69m) Kitchen - 10' 4" x 7' 2" (3.17m x 2.19m)

WC - 5' 6" x 3' 2" (1.68m x 0.97m)

Living Room - 11' 11" x 14' 4" (3.64m x 4.37m)

Bedroom One - 10' 8" x 9' 9" (3.27m x 2.99m)

Bedroom Two - 10' 5" x 7' 8" (3.19m x 2.34m)

Bathroom - 6' 5" x 5' 6" (1.96m x 1.69m)

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.

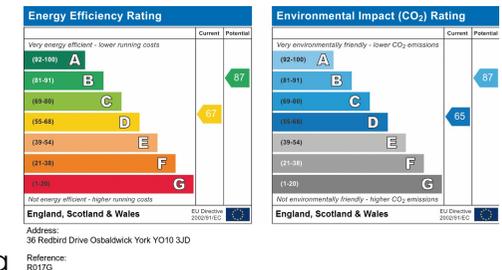
VIEWING ARRANGEMENTS

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

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



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