



34 Buckingham Street

YO1 6DW

£1,300 pcm



Littlefairs  
PROPERTY COMPANY

- 01/08/2023
- PART FURNISHED
- SORRY, NO PETS OR SMOKERS
- GAS CENTRAL HEATING
- PERMIT PARKING
- TWO BEDROOMS WITH ENSUITES
- COURTYARD AREA
- COUNCIL TAX BAND 'D'

## GENERAL SUMMARY

Littlefairs are delighted to present this modern, well presented two bedroom townhouse on Buckingham Street within the Bishophill area of the city. The property itself is located over two floors and briefly comprises of a large living / dining area with through kitchen spanning the depth of the property downstairs. There is a cloakroom beyond the kitchen offering a low flush WC, wash hand basin and towel rail. The kitchen is fully equipped with a range of wall and base units, including an under counter fridge, freezer, dishwasher and washing machine. Off the kitchen and dining area is outside space for a small table and chairs. To the first floor you will find two double bedrooms and each benefiting from having their own ensuite rooms, one with a corner shower cubicle and the other a shower over the bath. Permit parking is available at an additional cost through York City Council. We highly recommend viewings on this property to appreciate the quality of accommodation on offer. Express your interest today.

## TERMS OF TENANCY

The property is available To Let part furnished, on an Assured Shorthold Tenancy for a minimum period of twelve months. A Security Deposit equivalent to five weeks' rent will be payable

## 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)

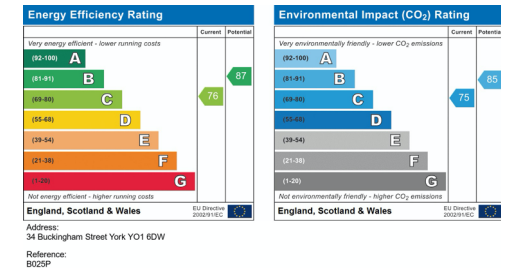
## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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 over Skeldergate Bridge away from Cliffords Tower, follow the loop around to turn onto Skeldergate itself. Immediately after the junction, turn left onto Cromwell Road and proceed up the hill until you see the street, Buckingham Street.

Take this turning and No.34 is towards the end of the street on 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 and 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