



Huntington Road

YO31 9YQ

£1,100 pcm

 **Littlefairs**  
PROPERTY COMPANY

- 20/02/2026
- UNFURNISHED
- SPACE FOR WHITE GOODS
- ALLOCATED PARKING
- ELECTRIC HEATING
- ENCLOSED REAR PATIO
- COUNCIL TAX BAND 'B'
- EPC 'D'

## GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this unfurnished two bedroom terrace house in a popular residential development off Huntington Road, with Vodafone WiFi included within the rent. The property briefly comprises; small entrance hallway with access to the open plan kitchen / living / dining area with patio doors opening onto the enclosed rear yard which has plans to be completed in spring 2026. The kitchen offers a range of wall and base units with an integrated electric oven & hob, and space for a washing machine and fridge freezer. Upstairs is the primary bedroom benefitting from generous built in wardrobe space, a second good sized bedroom and finally the fully tiled three piece bathroom with shower over the bath. The property also benefits from newly fitted smart electric heating, and an allocated parking space to the front. Speak to one of our team members today and book your viewing! EPC 'D', council tax band 'B'.

## TERMS OF TENANCY

The property is available To Let, part-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 equivalent to five weeks' rent (£1,265) will be payable.

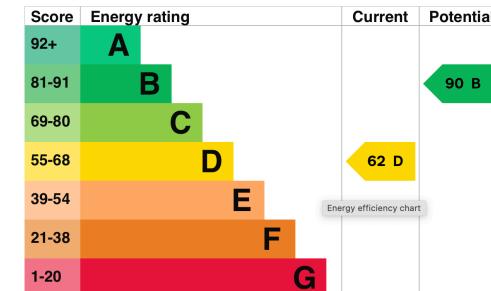
## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage Charges and Council Tax. Vodafone WiFi costs included within the rent, however alternative providers can be used at a tenants expense. 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 away from York along Monkgate, take the first exit onto Huntington Road. Proceed along Huntington Road until you reach the traffic lights junction with Foss Way. Head straight over and shortly after the side is the turning for Foss Court.

Turning into Foss Court, the property is located on the left 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 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.