



27 Bowland Way

YO30 5PZ

£1,300 pcm



Littlefairs
PROPERTY COMPANY

- 16/02/2026
- UNFURNISHED
- FAMILY HOME
- GARAGE AND DRIVEWAY
- THREE BEDROOMS
- CLOSE TO LOCAL AMENITIES
- EPC RATING 'D'
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

Littlefairs welcome to the market this three bedroom semi detached house which is situated in a quiet cul-de-sac in Rawcliffe. The property has easy access to Clifton Moor, York ring road and is within easy access to the city centre. The property briefly comprises of entrance hall, open plan lounge/dining area. The kitchen has ample storage, electric oven and gas hob there is also and space for under counter fridge and freezer. To the first floor there are two double bedrooms and a single bedroom. Family bathroom with shower over the bath, toilet and sink. Externally there's driveway parking for one vehicle and a garage which benefits from electricity and also plumbing for the washing machine.

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 £1,500 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 and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you continue along Water Lane from Clifton Moor Gate, turn right at the traffic lights onto Green lane. Head over the small roundabout and the turning for Bowland Way is on your left, follow the road down and number 27 is on the left hand side.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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