



8 Fairfax Croft
Copmanthorpe, YO23 3XS

£950 pcm

- 12/02/2025
- GAS CENTRAL HEATING
- UNFURNISHED
- AMPLE PARKING
- TWO BEDROOMS
- GARDEN FRONT & REAR
- POPULAR LOCATION
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

We are pleased to bring to the rental market this unfurnished two-bedroom end terraced property with ample parking close by. Located within the popular sought after village of Copmanthorpe, only a few miles south of the city of York which has excellent road links onto the A64. This property is ideal for a single occupant, couple or a small family. The property itself briefly comprises of: to the ground floor a living room with focal electric fire and surround, with access into the kitchen at the rear of the property which offers a range of wall and base units which includes an electric cooker along with space for a washing machine and fridge/freezer. Two bedrooms to the first floor with the house bathroom including a mains shower over the bath, wash hand basin and WC. The master bedroom also benefits from wardrobe storage and handy storage over the stairs. The rear garden has a small patio area by the backdoor and a handy small shed for useful storage with power and lighting. Parking is a short distance away from the property shared with fellow neighbours. Express your interest TODAY. EPC 'D'.

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 £1095 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

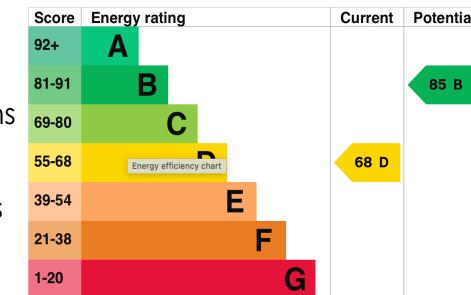
ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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 week's 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 enter the village of Copmanthorpe along Main Street with The Royal Oak pub on your lefthand side, turn left onto St Giles Way. Continue along this road until you see a road on your left hand side signposted as Barons Crescent, take this road. Fairfax Croft is the third street on your right and No.8 is on your right towards the head of the cul du sac.



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 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