



22A Mill Lane

Wigginton, YO32 2PX

£1,100 pcm

- 12/12/2025
- UNFURNISHED
- MODERN FITTINGS
- GAS CENTRAL HEATING
- ALLOCATED PARKING
- THREE BEDROOMS
- EPC 'C'
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

We are pleased to offer to the rental market this modern three bed semi-detached house located in the popular residential area of Wigginton. The property is being offered unfurnished and briefly comprises of a living room with French doors leading out to the rear garden, a fully fitted kitchen with a range of wall and base units including a gas hob, electric oven, fridge freezer & washing machine. A separate WC completes the ground floor accommodation. To the first floor there are two double bedrooms & one single bedroom, a modern house bathroom which includes a mains shower over the bath, wash hand basin and WC. Off street parking is also available. The property is to be fully redecorated prior to the start of the tenancy. Viewing recommended to avoid disappointment.

TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit of £1,440 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

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas. Electricity, 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 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 north along Wigginton Road from York's outer ring road (A1237), turn right onto Mill Lane at the first set of traffic lights. 22A Mill Lane is positioned just before Sunnyside on your right hand side.

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

T: 01904 393989

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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 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