



21 Abbey Street

YO30 6BG

£1,250 pcm

 **Littlefairs**
PROPERTY COMPANY

- 27/02/2026
- UNFURNISHED
- WITHIN WALKING DISTANCE TO CENTRE
- GAS CENTRAL HEATING
- SOUTH FACING YARD
- GENEROUSLY SIZED ROOMS
- FOUR PIECE BATHROOM SUITE
- COUNCIL TAX BAND 'B'

GENERAL SUMMARY

Littlefairs are pleased to present this mid terrace property on Abbey Street, off the popular residential area of Clifton Green. Providing contemporary living throughout, this property also benefits from having a private south facing rear yard area and on street permit parking. The property also comprises of a stunning kitchen with additional lobby area and includes an electric oven, induction hob, extractor tunnel, microwave, fridge, freezer and washing machine. The reception room provides masses of space and light from its dual aspect and offers an iron fireplace with surround (feature only). A useful under stairs cupboard completes the ground floor accommodation. To the first floor the bathroom would be the first room you would come to at the top of the stairs and include a bath, corner shower, toilet and vanity sink unit. Both bedrooms are of generous size with the second room incorporating a small workbench/study area and master room offering ample wardrobe space. Gas central heating, shared alley to access the rear yard area and double glazing throughout.

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

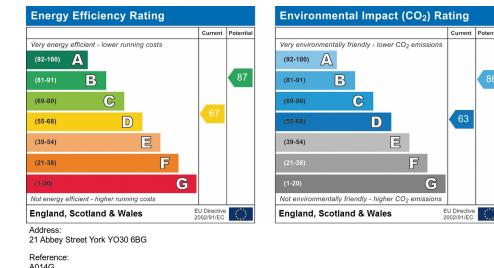
months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants. A Security Deposit of £1,440 will be payable for this tenancy.

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 head north away from the city centre along Bootham, you will pass St Peters School on your right hand side and Clifton Bingo hall on your left. Proceed through multiple sets of traffic lights until you reach Clifton Green on your left. Abbey Street is a cul du sac road on your right hand side and No. 21 is half way down on your right.



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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