



3 Barbican Mews

YO10 5BZ

£1,100 pcm

- 27/03/2026
- UNFURNISHED
- TWO BEDROOMS
- MODERN BATHROOM
- ENCLOSED GARDEN
- CLOSE TO CITY CENTRE
- ONE ALLOCATED PARKING BAY
- COUNCIL TAX BAND 'B'

## GENERAL SUMMARY

We are delighted to offer to the rental market this well presented two bedroom house which is within walking distance of York's City Centre. The property is being offered unfurnished has electric storage heating and briefly comprises of a living room with patio doors leading to the rear garden which has a useful wooden shed, separate modern fitted kitchen with electric hob/oven, fridge/freezer, washer/dryer & slimline dishwasher. To the first floor are two double bedrooms and a family bathroom with electric shower over the bath, wash hand basin and WC. The property also benefits from one allocated parking space directly in front of the property. Express your interest today by calling the office TODAY.

## 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 £1,265 will be payable for this tenancy.

## VIEWING ARRANGEMENTS

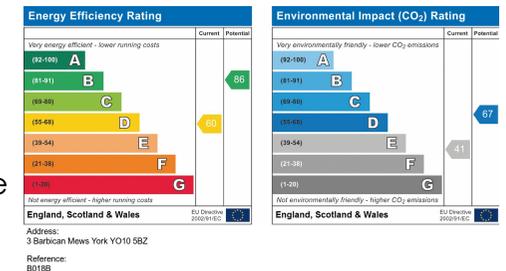
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange a viewing or visit our website at [LittlefairsPropertyCompany.co.uk](http://LittlefairsPropertyCompany.co.uk)

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of 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

Turn left at the traffic lights on Barbican Road into Heslington Road as you head away from the city centre. Approximately 500 metres along Heslington Road turn left into Wellington Street then immediately right into Regent Street travel for 50 metres and take the first turn left into Barbican Mews, follow the road to the end and No.3 is positioned your right hand side.



T: 01904 393989

E: [info@LittlefairsPropertyCompany.co.uk](mailto:info@LittlefairsPropertyCompany.co.uk)

W: [LittlefairsPropertyCompany.co.uk](http://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