



33 Shipton Street

YO30 7AU

£1,250 pcm



- 29/06/2026
- FURNISHED
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN & BATHROOM
- ON STREET PARKING
- GAS CENTRAL HEATING
- EPC 'D'
- COUNCIL TAX BAND 'B'

GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this recently decorated two bedroom terrace house located in a quiet residential street off Burton Stone Lane, just a stones throw from local shops and amenities and only a short commute to the centre of York. This property is offered on a furnished basis and must be viewed to appreciate the accommodation on offer. The property opens into a generous hallway with stained glass wooden doors, and immediate access to the first reception room with a large window, bathing the area with natural light; there is also a handy curtained storage alcove. The second reception room boasts a functioning log burner, a range of antique furniture as well as additional storage. Toward the back of the house is the newly fitted kitchen with electric hob, dishwasher and additional utility space housing the washing machine and fridge freezer. The newly installed three piece bathroom is situated at the rear of the property and boasts a contemporary aesthetic and a heated towel rail. Upstairs are two double bedrooms, both offering useful additional storage. Please note that the loft space is not accessible. To the outside, the property offers an enclosed rear yard, a small gated forecourt, and on street parking on a first come first served basis.

TERMS OF TENANCY

The property is available To Let furnished, on an Assured Periodic Tenancy. Under the Renter's Rights Act legislation, from 1st May 2026 all

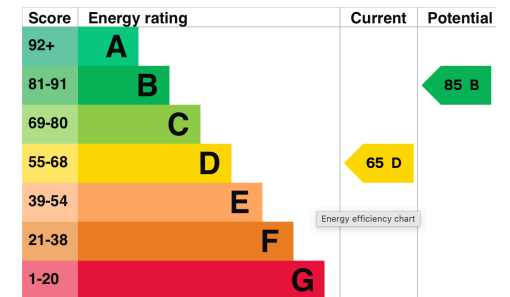
tenancies will be automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants. A Security Deposit of £1,440 will be payable.

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 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.



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