



4 Oakfield Lane

Hemingbrough, YO8 6RH

£1,400 pcm



Littlefairs
PROPERTY COMPANY

- 29/05/2026
- UNFURNISHED
- PETS CONSIDERED
- FIVE BEDROOMS
- GARAGE & GARDENS
- VILLAGE LOCATION
- GAS CENTRAL HEATING
- COUNCIL TAX BAND 'E'

GENERAL SUMMARY

We are pleased to present to the rental market a well designed FIVE bedroom property situated within the attractive village of Hemingbrough, 15 miles to the south of York's city centre thus providing easy access to many of our larger nearby cities. The property in brief consists of separate lounge area with gas feature fire (not operational) and French windows leading to the rear garden and access to the garage. Separate dining room, cloakroom and fully fitted kitchen with oven, hob and extractor, integrated fridge, freezer and dishwasher. On the first floor the master bedroom with ensuite shower room a further two bedrooms and family bathroom with shower. On the second floor two double bedrooms sharing a further shower room. Gas central heating and double glazing throughout. Double Driveway. Viewing highly recommended.

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 £1,615 will be payable for this tenancy.

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas, 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. The kitchen appliances (except the cooking facilities) are not to be maintained by the landlord. Please note that some of the photographs used in the marketing of this property may have been digitally enhanced using artificial intelligence to better represent the property's potential. We recommend viewing the property in person to get the most accurate impression of its current condition.

DIRECTIONS

As you travel along Hull Road (A63) from Cliffe towards Hemingbrough, take the second entry road into the village called Water Lane. Turn left onto Back Lane and Oakfield Lane is on your left a short distance from the junction.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		86
(69-80) C	76	
(55-68) D		
(39-54) E		

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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