



18 Melwood Grove

YO26 5RF

£1,450 pcm



- 17/04/2026
- UNFURNISHED
- STORAGE GARAGE
- TWO DOUBLE BEDROOMS
- THIRD SINGLE / OFFICE ROOM
- GAS CENTRAL HEATING
- EPC 'D'
- COUNCIL TAX BAND 'B'

## GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this immaculate three bedroom semi-detached home. Offered unfurnished, this property is not to be missed!

The accommodation in brief; Entrance into an entrance hallway with immediate access to the spacious living room with built in venetian blinds and a log burner for the colder winter nights. At the back of the house is the kitchen which boasts an electric range style cooker with five ring hob, washing machine and wine fridge. The rear hallway houses the integrated fridge freezer, additional cupboard space, a downstairs W.C and access to the storage garage. Upstairs is the main three piece bathroom with shower over the bath, two double bedrooms and a third single / office room. Outside is the spacious rear garden and gravelled area, and to the front is off street parking. This property is a must view to appreciate the accommodation on offer. EPC 'D'. Council Tax Band 'B'.

## 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 £1,670 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 or visit our website at LittlefairsPropertyCompany.co.uk

## 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. 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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 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