



73 Beaconsfield Street

YO24 4NB

£1,350 pcm



- 24/06/2026
- UNFURNISHED
- THREE BEDROOMS
- ENCLOSED REAR YARD
- LOCAL AMENITIES NEARBY
- ON STREET PARKING
- GAS CENTRAL HEATING
- EPC 'D'

## GENERAL DESCRIPTION

Littlefairs are pleased to present to the market this recently refurbished three bedroom terrace house in the the Acomb area of York, within a stones throw from the local amenities of Front Street. Offered unfurnished with space for white goods, this property briefly comprises; Entry hall with immediate access to the front reception room with bay window, shedding plenty of light into the room. The second reception room is located in the middle of the house before the kitchen, offering under-stair storage. The fitted kitchen comes with a range of wall and base units, including an oven and electric hob, and space for washing machine and fridge freezer. At the back of the house on the ground floor is the contemporary three piece bathroom with shower over the bath. Upstairs are three well proportioned bedrooms, with a hallway storage cupboard housing the boiler. Outside, there is a small front forecourt, a rear yard with room for a small table and chairs, or shed. On street parking is available on a first come, first served basis.

## TERMS OF TENANCY

The property is available To Let unfurnished, on an Assured Periodic Tenancy and a Security Deposit of £1,555 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 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		84 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

**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