



## 2A, Enclosure Gardens

School Lane, YO10 5JR



Littlefairs  
PROPERTY COMPANY

£1,100 pcm

- 12/06/2026
- UNFURNISHED
- ONE BEDROOM
- WATER RATES SET TO £50PCM
- GAS CENTRAL HEATING
- MAINTAINED GARDENS
- EPC RATING 'D'
- COUNCIL TAX BAND 'A'

## GENERAL SUMMARY

Situated in the head of a quiet cul-de-sac on Enclosure Gardens off School Lane in Heslington, this self-contained one bedroom Annex property is ideal for a single person or couple. The property is offered with set water rates of £50 per month and has its own electric and gas meters. The gardens are tended to on a regular basis by the landlord and again inclusive in the rent. In brief the property comprises; a farmhouse style kitchen with a range of solid wood wall and base units including an electric oven, fridge/freezer, electric ceramic hob, integrated washing machine and integrated dishwasher. The kitchen also includes a 1 1/2 bowl kitchen sink with mixer tap. The kitchen also allows you to have a large dining table and chairs and is equipped with a phone sockets and TV aerial socket. The house bathroom is fully tiled both on the floor and the walls and includes a low flush WC, wash hand basin, bath and separate shower cubicle with main water supply. The bedroom is of good size and comes with ample power points with also a TV aerial socket. Finally the living room completed the rooms offering a light and spacious area with focal bricked fireplace with tiled hearth and gas fire insert and patio doors leading out into the gardens. Again there are ample power points available in this room including a TV socket.

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Gas via the landlord, Electricity 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.

## DIRECTIONS

As you enter York along the Hull Road (A1079), turn left at the first roundabout towards the University onto Field Lane. At the next roundabout turn right, continuing along Field Lane. You'll pass a set of traffic light and as you come up to Heslington Church on your right hand side, turn left onto School Lane. Enclosure Gardens is on your right and the property is situated towards the end of the cul du sac.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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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