

CLUBLEYS



29, Lucas Avenue,
York, YO30 6HL

TO LET £1,100 Per Calendar Month



Available now

This spacious three bedroom mid terraced property is situated in a prime location on the Burton Stone Lane area of York, allowing easy access to the City Centre, York Hospital, Nestle and St John University.

The accommodation comprises:- sitting room, dining kitchen, three bedrooms and a family bathroom with roll top bath and walk in shower.

Outside there is off road parking to the front of the property with access to the side of the property leading to rear garden.

Holding Deposit £253

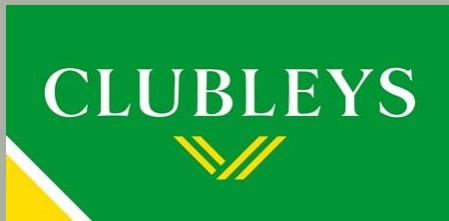
Deposit £1269

EPC Rating- TBC

Council Tax Band- B

RENT £1,100 Per Calendar Month | DEPOSIT £1,269 | AVAILABLE FROM
12th January 2026

York City Council BAND: B



THE ACCOMMODATION COMPRISES

GROUND FLOOR ACCOMMODATION

ENTRANCE HALL

Front entrance door, radiator, stairs to first floor.

SITTING ROOM

4 x 3.32 (13'1" x 10'11")

Window to the front elevation.

Radiator, telephone points, TV aerial point.

DINING KITCHEN

4.81 (max) x 3.45 (15'9" (max) x 11'4")

Window and door to the rear elevation.

Fitted with wall and base units, electric oven, electric hob with extractor over, radiator, fitted shelved cupboards, ceramic sink with mixer tap, under stairs cupboard.

FIRST FLOOR ACCOMMODATION

BEDROOM ONE

3.33 (Max) x 3.17 (max) (10'11" (Max) x 10'5" (max))

Two windows to the front elevation.

Radiator, storage cupboard.

BEDROOM TWO

3.45 x 2.80 (11'4" x 9'2")

Two windows to the rear elevation.

Hanging rail with curtain, fitted cupboard, radiator.

BEDROOM THREE

2.58 x 2.33 (8'6" x 7'8")

Window to the rear elevation.

Radiator, shelved unit.

BATHROOM

2.58 x 2.11 (8'6" x 6'11")

Opaque window to the front elevation.

Walk in shower, roll top bath with telephone style shower attachment, low flush WC, sink unit, part tiled walls, chrome ladder style towel rail.

OUTSIDE

PARKING

To the front of the property there is off road parking available.

GARDEN

To the rear of the property there is paved patio leading onto an enclosed garden with fenced boundaries, lawn garden and mature tree, shrub and flower borders,

There is an outside store with plumbing for a washing machine and dryer. Outside toilet with low flush WC.

ADDITIONAL INFORMATION

DEPOSIT PROTECTION SCHEME

A deposit will be required, the amount is stated in the main property description.

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0330 303 0030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

SERVICES

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

BROADBAND AND MOBILE COVERAGE

The Ofcom website states a maximum download speed of 1000 Mbps at this postcode YO30 6HL and mobile coverage is provided by EE, Three, O2 & Vodafone.

The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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