

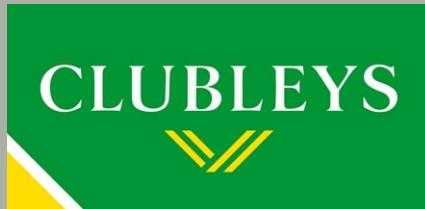


We are delighted to offer this well presented two bedroom mid terraced property located off Hull Road in York, situated just a short distance from the city centre.

The accommodation briefly comprises entrance hall, two reception rooms, kitchen, two bedrooms and a bathroom. Externally the property offers a courtyard to the rear, and on street parking (subject to availability) to the front.

Available Now. Bond required £1153. Holding deposit £230.

RENT £1,000 PCM | DEPOSIT £1,153 | AVAILABLE FROM 2nd February 2026
City of York Council BAND: B



ENTRANCE HALL

Front entrance door.
Stairs to first floor, radiator.

A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

SITTING ROOM

3.33 x 3.00m (10'11" x 9'10")
Window to front.
Storage cupboards, radiator.

REAR RECEPTION ROOM

3.69m x 3.33m (12'1" x 10'11")
Window to rear.
Gas fire set in tiled surround, storage cupboard, radiator.

KITCHEN

2.52m x 1.79m (8'3" x 5'10")
Window and door to side.
Fitted with wall and floor units comprising sink unit, freestanding oven with 4 ring gas hob. Storage cupboard.

LANDING

Access to loft.

BEDROOM ONE

4.20m x 3.02m (13'9" x 9'10")
Window to front.
Storage cupboard, radiator.

BEDROOM TWO

3.65m x 2.64m (11'11" x 8'7")
Window to rear.
Storage cupboard, radiator.

BATHROOM

2.50m x 1.80m (8'2" x 5'10")
Window to side.
Suite comprising panelled bath with shower over, low flush WC and wash hand basin. Extractor fan, radiator.

ADDITIONAL INFORMATION

Please note these photos are not current but give a good indication to the property.

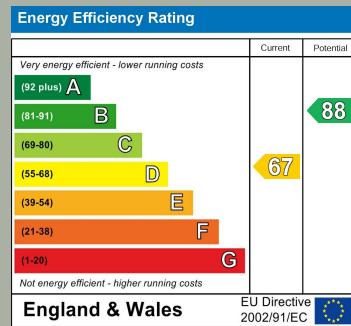
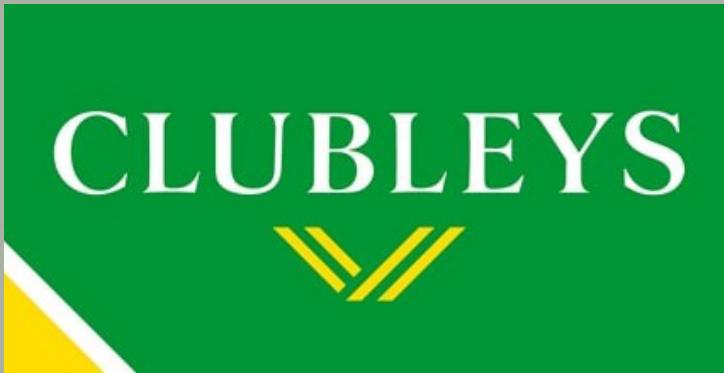
DEPOSIT & REFERENCES

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

We use Rightmove to obtain tenant/s references.

HOLDING DEPOSIT





OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

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 3030030

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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