



2, Johnson Drive,
York, YO42 2UB
TO LET £1,195 Per Month



This well-presented three-bedroom semi-detached home offers a modern, thoughtfully designed layout ideal for comfortable living.

Upon entering the property, you are welcomed by an inviting entrance lobby leading through to a spacious sitting room. An inner lobby provides access to a convenient downstairs WC, while the stylish dining kitchen.

The first floor offers three bedrooms, including a well-proportioned master bedroom with its own en-suite shower room. Two further bedrooms are served by a modern family bathroom.

Externally, the property benefits from side parking and gardens to both the front and rear, providing pleasant outdoor space.

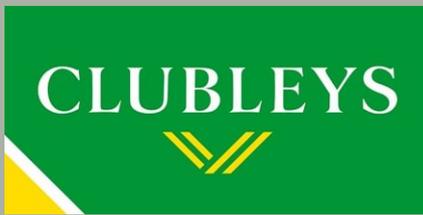
Holding Deposit £275
Deposit £1375
EPC "B"
Council Tax Band "C"

RENT £1,195 Per Month | DEPOSIT £1,375 | AVAILABLE FROM 6th March 2026
ERYC BAND: C



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ENTRANCE HALL

Entered via a composite front entrance door, having a radiator, and stairs to the first floor accommodation.

SITTING ROOM

3.71m x 3.69m (12'2" x 12'1")

Double glazed window to the front elevation and a radiator.

INNER HALLWAY

1.62m x 1.05m (5'3" x 3'5")

Under stairs cupboard.

CLOAKROOM/WC

1.95m x 1.04m (6'4" x 3'4")

Fitted suite comprising WC, hand basin with mixer tap, radiator, and a opaque double glazed window to the side elevation.

DINING KITCHEN

4.70m x 3.35m (15'5" x 10'11")

Matching arrangement of floor and wall cupboards, working surfaces incorporating one and a half stainless steel sink unit with mixer tap, four ring gas hob with extractor hood above, integrated electric oven, plumbing for a washing machine, Ideal gas boiler, recess lighting, radiator, double doors to the rear elevation, and a double glazed window to the rear elevation.

FIRST FLOOR ACCOMMODATION

Storage cupboard and access to the loft.

BEDROOM ONE

2.54m x 4.59m max (8'3" x 15'0" max)

Double glazed window to the rear elevation and radiator.

EN-SUITE SHOWER ROOM

1.45m x 2.09m (4'9" x 6'10")

Fitted suite comprising shower cubicle, hand basin with mixer tap, low flush WC, extractor fan, radiator, and an opaque double glazed window to the side elevation.

BEDROOM TWO

2.55m x 3.61m (8'4" x 11'10")

Double glazed window to the front elevation and a radiator.

BEDROOM THREE

2.06m x 2.78m (6'9" x 9'1")

Double glazed window to the rear elevation, radiator, and a storage cupboard.

BATHROOM

2.08m x 1.90m (6'9" x 6'2")

Fitted suite comprising bath with shower attachment and shower over with side screen, low flush WC, hand basin, part tiled walls, extractor fan, radiator, and opaque double glazed window to the front elevation.

OUTSIDE

Enclosed rear garden, laid to lawn, with outside tap, and side gate access. Two parking spaces to the side of the property providing off street parking.

ADDITIONAL INFORMATION

REFERENCES

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

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.

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

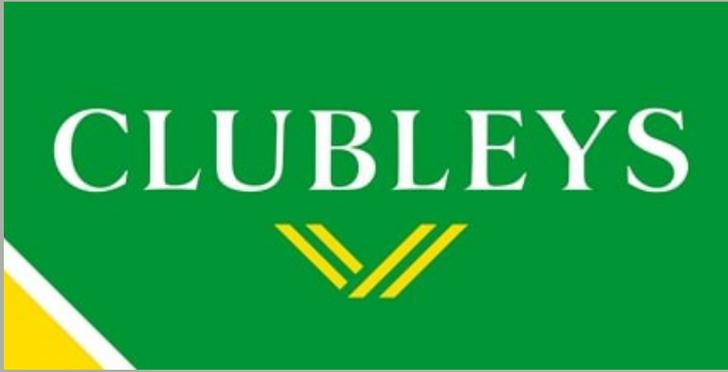
Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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