



25 The Garlands, North Yorkshire, YO11 2SU
£725 PCM

A furnished ground floor two bedroom flat with electric heating and UPVC double glazing throughout. The property benefits from spectacular views across Oriel Cricket Ground. It comprises a lounge, kitchen, two bedrooms and bathroom.

An older child accepted, sorry not suitable for pets. Strictly no smoking.
EPC rating D

FRONT DOOR

Front door leading to a porch with access to

LOBBY

With electric heater and access to all rooms

LOUNGE

Large room with UPVC bay fronted window overlooking the rear of the property.

KITCHEN

With range of base and wall units with built in hob and oven, and stainless steel sink. Space for fridge/freezer and washing machine. UPVC window overlooking the rear of the property.

BEDROOM 1

Double bedroom with UPVC bay windows overlooking the front.

BEDROOM 2

Double bedroom UPVC window overlooking the front of the property.

BATHROOM

With shower enclosure and electric shower, WC and washbasin

DIRECTIONS

Sat Nav YO12 5SU

What3Words: ///stand.reason.lower

UTILITIES

COUNCIL TAX - Band B

ELECTRIC - Mains

WATER - Mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £165.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

RENT £725.00

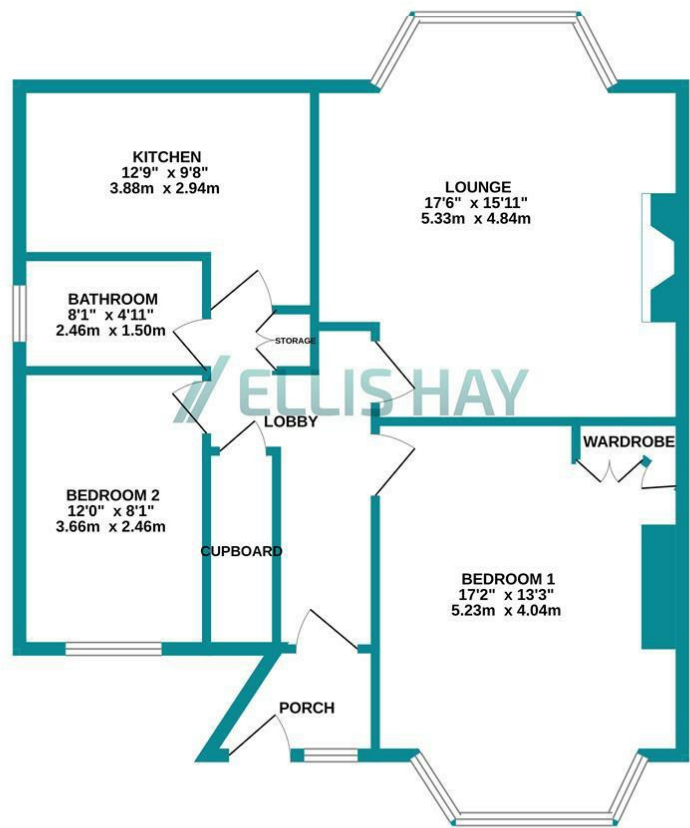
HOLDING DEPOSIT -£165.00

DEPOSIT £830.00

TOTAL £1390.00

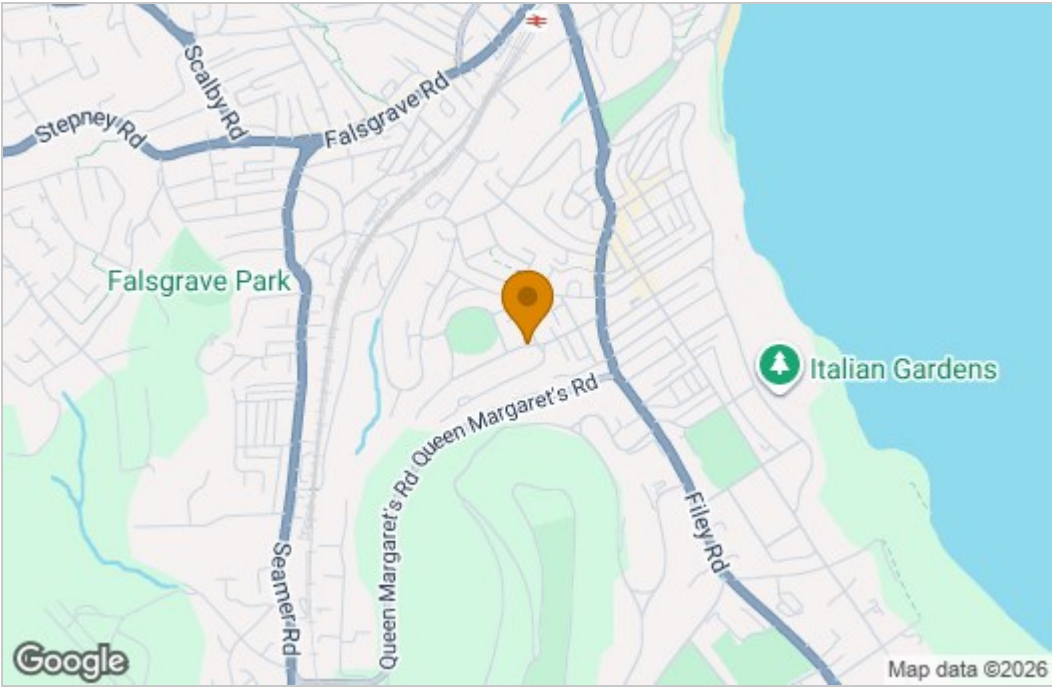
Floor Plan

GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.

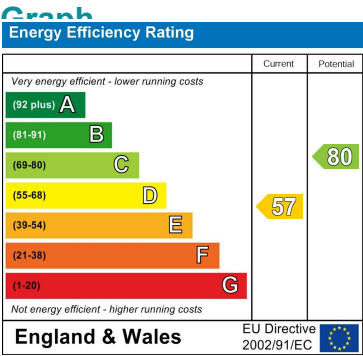


TOTAL FLOOR AREA : 815 sq.ft. (75.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.