



Mill Lane, Scarborough, YO13 0JE

£795 PCM

This two bedroom semi-detached home is located in the village of Burniston. The property benefits from off-street parking, a garage for storage and a rear garden. The house briefly comprises a lounge, dining room, kitchen, bathroom and two bedrooms.

Children considered, no pets and strictly no Smoking.

EPC rating D.

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with bay window and radiator

DINING ROOM

with gas fire, window and radiator

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splashback, integrated oven and hob with extractor over, space for fridge freezer, window and door leading to outside

UPSTAIRS TO

BEDROOM ONE

with window and radiator

BEDROOM TWO

with window and radiator

BATHROOM

with white three piece suite, shower over the bath, window and heated towel rail

OUTSIDE

driveway and garage to the front and garden with outbuilding to the rear. The outbuilding has power and plumbing for washing machine

DIRECTIONS

SATNAV - postcode YO13 0JE
what3words - ///items.back.like

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (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 £795.00

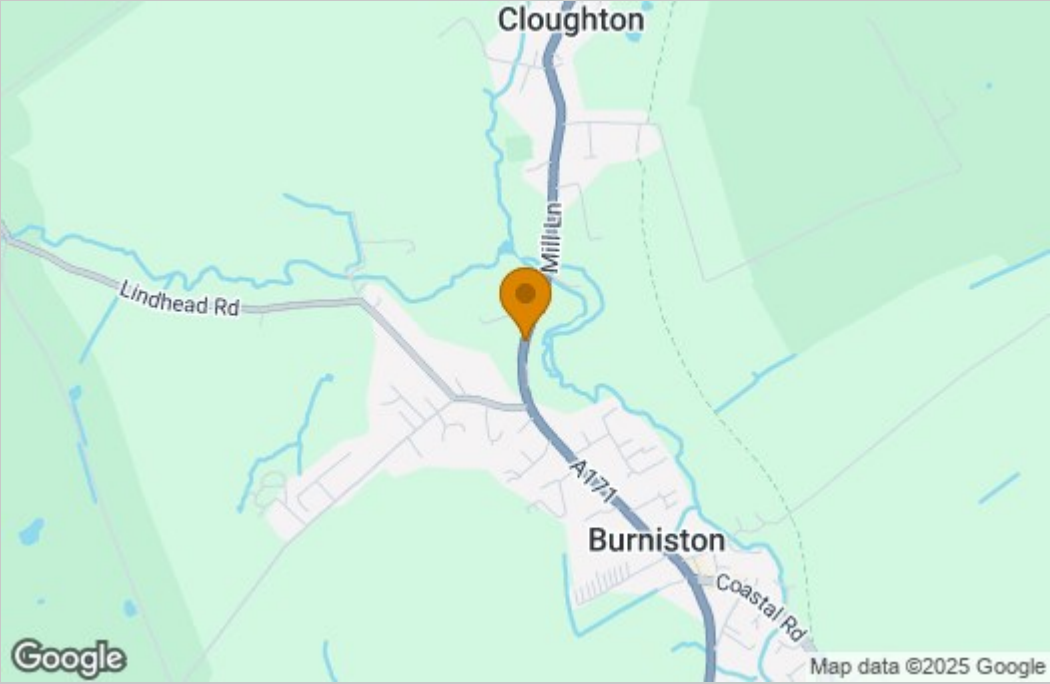
HOLDING DEPOSIT -£180.00

DEPOSIT £915.00

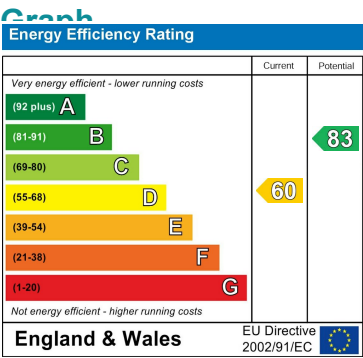
TOTAL £1530.00

Floor Plan

Area Map



Energy Efficiency



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