



Stable Flat 3 Moor Lane

Irton, Scarborough, YO12 4RW

£675 PCM



This Courtyard Ground Floor Apartment is set in the private grounds of Irton Manor. It benefits from allocated parking, LPG heating, UPVC double glazing and comprises a lounge, kitchen, two bedrooms and a bathroom.

Sorry No Children, Pets or Smoking

EPC RATING C



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ENTRANCE

With an L shaped hallway with a radiator

LOUNGE

With a double glazed window overlooking the Courtyard, T.V point, telephone point, radiator and a feature fire place

KITCHEN

With a range of wall and base units, overhead cupboards, stainless steel sink, mixer tap, plumbing for automatic washing machine, space for fridge freezer and a double glazed window

BEDROOM ONE

With a radiator, telephone point and a double glazed window

BEDROOM TWO

With a radiator and a double glazed window

BATHROOM

With a white three piece suite having a shower over the bath, radiator and a double glazed window

OUTSIDE

There is a communal courtyard

DIRECTIONS

SATNAV – Postcode YO12 4RW
What3words - ///beard.global.herds

UTILITY

COUNCIL TAX: Band B - Scarborough Borough Council
WATER CHARGES: The property is on a water meter
GAS AND ELECTRIC: Quarterly accounts

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £155.00 (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 £675.00
HOLDING DEPOSIT -£155.00
DEPOSIT £775.00

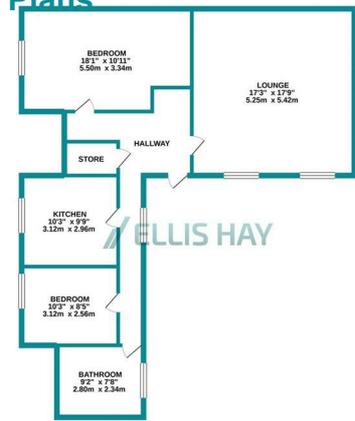
TOTAL £1295.00

Area Map



Floor Plans

GROUND FLOOR
901 sq.ft. (83.7 sq.m.) approx.



TOTAL FLOOR AREA: 901 sq.ft. (83.7 sq.m.) approx.
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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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