



## 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.

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

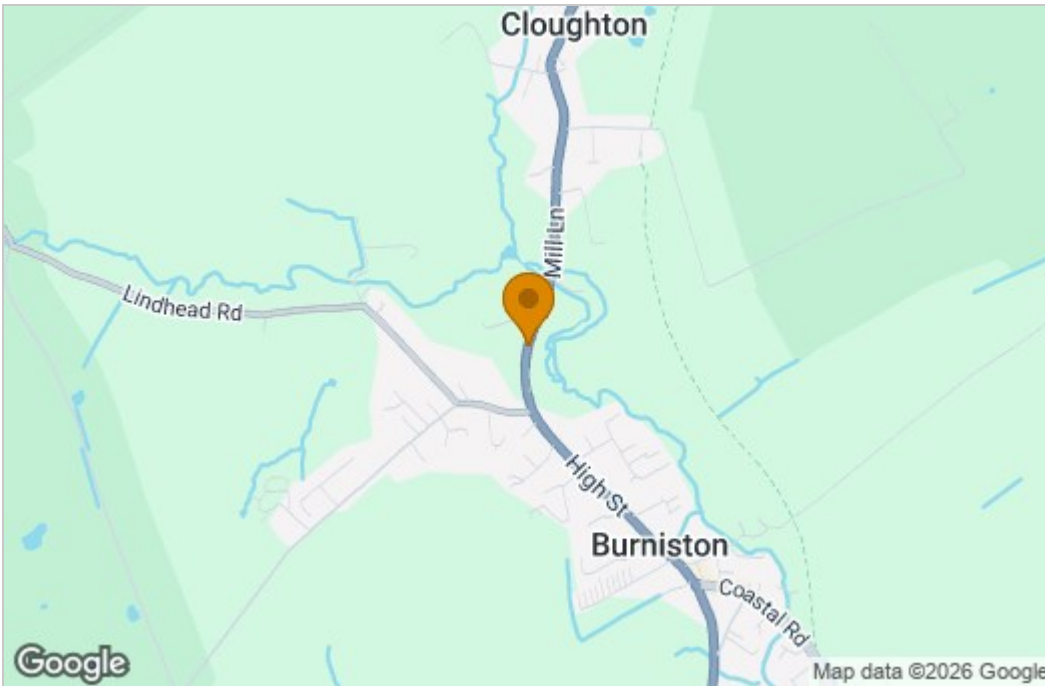
---

TOTAL £1530.00

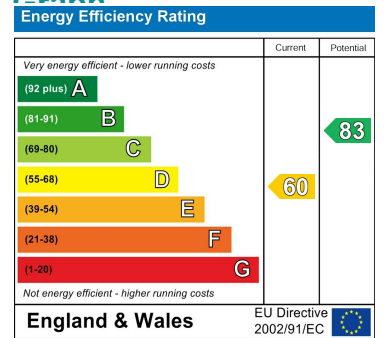
---

# Floor Plan

## Area Map



## Energy Efficiency Graph



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.