



Moor Lane

Irton, Scarborough, YO12 4RW

£695 PCM



This generously proportioned 1 bed cottage is situated on the Irton Manor estate. The property benefits from double glazing, LPG central heating and a wood burning stove. The property comprises a through lounge/kitchen, one bedroom, bathroom and parking. Viewing is essential to fully appreciate this property.

Sorry No Smoking, Pets or Children

EPC Rating: C



FRONT YARD

With access to front patio doors to the lounge

LOUNGE

With double glazed UPVC windows overlooking the side and front, laminate flooring, TV point, log burning stove and radiator. Through to

KITCHEN

With a range of floor and wall units, tiled splash back, stainless steel sink with mixer tap, single oven with electric hob, stainless steel extractor hood, space for washing machine, tumble drier and dishwasher UPVC double glazed windows overlooking the front and radiator

BEDROOM

Double bedroom with radiator and windows overlooking the front and side

BATHROOM

With white three piece suite with heated towel rail, radiator and extractor fan

OUTSIDE

Parking area

DIRECTIONS

SATNAV - postcode YO12 4RW
what3words - ///roofs.after.ballots

UTILITY INFORMATION

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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 £695.00
HOLDING DEPOSIT -£160.00
DEPOSIT £800.00

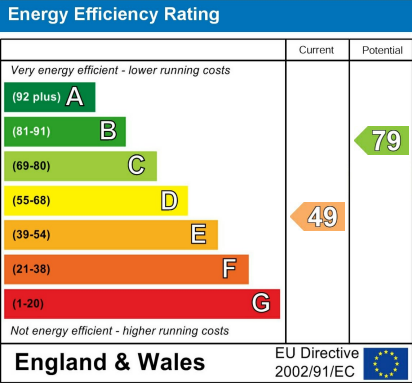
TOTAL £1335.00

Area Map



Floor Plans

Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property