



## 32 Dale Close

Burniston, Scarborough, YO13 0ED

£895 PCM



This two bedroom semi-detached home is located in the village of Burniston on a quiet cul-de-sac. The property benefits from off-street parking and a garage and has front and rear gardens. The house briefly comprises a lounge, dining-kitchen, bathroom and two bedroom.

Pets and children will be considered. Strictly no Smoking.

EPC rating C.



FRONT DOOR

leading to

KITCHEN/DINER

with a range of base and wall units, inset sink unit, ceramic hob and electric oven, glass splashback, uPVC window over looking the front and radiator. uPVC double glazed door leading to garden.

LOUNGE

with laminate flooring, log burner, uPVC double glazed windows over looking the front and side, TV point and radiator

UPSTAIRS TO

BEDROOM ONE

with TV point, uPVC double glazed windows over looking the side and front and radiator

BEDROOM TWO

with uPVC double glazed window overlooking the side and radiator

BATHROOM

with white three piece suite with vanity basin and shower over bath, shower screen, extractor, uPVC double glazed window overlooking the front and radiator

GARAGE

with light and power and plumbing for washing machine

OUTSIDE

there is a block paved driveway leading to the garage and a garden laid mainly to lawn at the rear

DIRECTIONS

SATNAV - postcode YO13 0ED  
what3words - ///trips.gladiators.mint

UTILITIES

COUNCIL TAX - Band C (Scarborough Borough Council)  
WATER CHARGES - TBC  
GAS CHARGES - TBC  
ELECTRIC CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £205.00 (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).

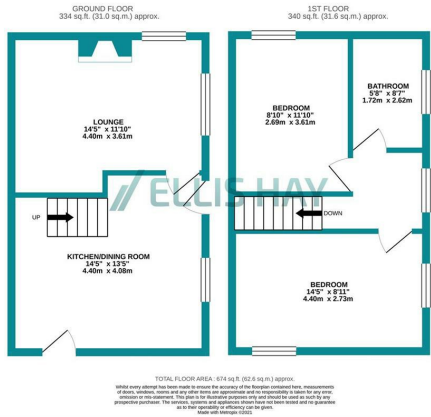
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:  
RENT £895.00  
HOLDING DEPOSIT -£205.00  
DEPOSIT £1030.00

TOTAL £1720.00

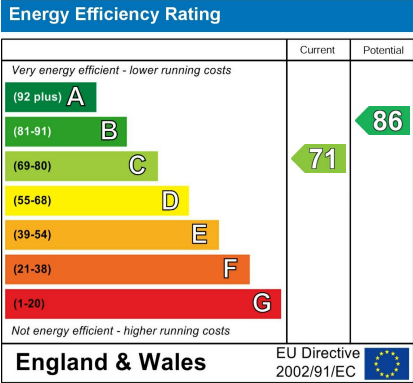
Area Map



Floor Plans



Energy Efficiency Graph



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