



4 Combine Way

Eastfield, Scarborough, YO11 3FS

£950 PCM

This recently built three bedroom terrace house is set on the Capella development in Eastfield, close to local schools and shops, easy access onto the A64 and bus service to town. The property comprises a lounge, kitchen/diner, downstairs WC, three bedrooms one with en-suite and bathroom. It also benefits from off road parking and a rear garden.

Children considered, Sorry no pets or Smoking.

EPC rating B



FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with radiator, TV point and uPVC windows overlooking the front and side

WC

with WC and hand basin

KITCHEN DINER

with a range of base and wall units, stainless steel sink unit, integrated electric oven and gas hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, radiator and uPVC double glazed window overlooking the rear and uPVC patio doors to the rear garden

UPSTAIRS TO

BEDROOM ONE

with wardrobe, radiator and uPVC double glazed window overlooking the front

EN-SUITE

with WC, hand basin, shower cubicle, radiator and uPVC double glazed window overlooking the front

BEDROOM TWO

with radiator and uPVC double glazed window overlooking the rear

BEDROOM THREE

with radiator and uPVC double glazed window overlooking the rear

BATHROOM

with a white three piece suite, radiator and uPVC double glazed window overlooking the side

OUTSIDE

there is a gravel front with a driveway for 2 cars and an enclosed rear garden laid to lawn

DIRECTIONS

SATNAV - postcode YO11 3FS

what3words - //landlords.able.stump

UTILITIES

COUNCIL TAX - Band B (North Yorkshire Council)

GAS CHARGES - metered

ELECTRIC CHARGES - metered

WATER CHARGES - metered

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £215.00 (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 £950.00

HOLDING DEPOSIT - £215.00

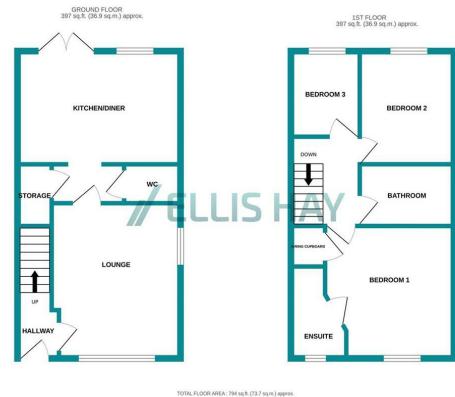
DEPOSIT £1095.00

TOTAL £1830.00

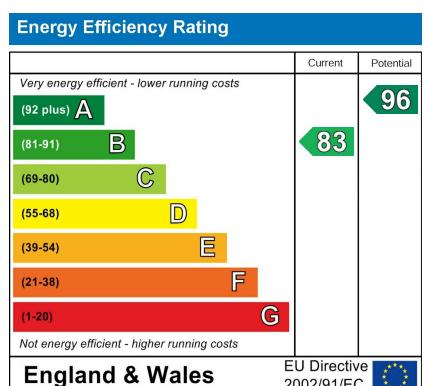
Area Map



Floor Plans



Energy Efficiency Graph



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