

HUNTERS[®]

HERE TO GET *you* THERE



High Street

Cloughton, Scarborough, YO13 0AE

£600 Per Calendar Month



****AVAILABLE NOW****Hunters are pleased to bring to the rental market this WELL PRESENTED cottage located in the HIGHLY SOUGHT AFTER Village of Cloughton offering THREE BEDROOMS, REAR GARDEN and FULLY FITTED KITCHEN. This home benefits from UPVC double glazing and gas central heating throughout.

This fantastic living accommodation briefly comprises: front facing lounge and fully fitted kitchen. To the upper floors of the property you are welcomed with three bedrooms and a family bathroom. To the outside of the residence you are presented with a low maintenance rear garden to the rear.

Gas heating via combi boiler. Pets are NOT allowed. Council tax band B. A Holding fee of £138.00 & a deposit of £738.00.

Any property accepting benefits, in full or part (top up) will need a guarantor. Applications, for Tenants (over 18) and Guarantors are all subject to credit referencing.



Lounge 11'9" x 13'0" (3.57 x 3.95)
UPVC double glazed window to front aspect, UPVC door to front aspect, radiator, gas storage heater, stairs to the first floor landing, telephone point, TV point and power points.

Kitchen 8'10" x 10'7" (2.68 x 3.23)
UPVC double glazed window to rear aspect, tiled splash back, range of wall and base units with roll top work surfaces, sink and drainer unit, combi boiler, space for fridge/freezer, electric oven, electric hob, radiator, extractor hood and power points.

Bedroom 1 10'5" x 11'9" (3.18 x 3.59)
UPVC double glazed window to front aspect, under stairs cupboard, radiator and power points.

Bedroom 2 5'3" x 8'8" (1.6 x 2.63)
Double glazed velux window radiator and power points.

Bedroom 3 11'9" x 13'4" (3.58 x 4.07)
UPVC double glazed window to rear aspect, radiator and power points.

Bathroom 5'6" x 5'6" (1.67 x 1.68)
UPVC double glazed opaque window to rear aspect, tiled flooring, part tiled walls, heated towel rail, panel enclosed bath with mixer taps and overhead power shower, low flush WC, wash hand basin with vanity unit and extractor fan.

Garden
Low maintenance shared yard with patio area.

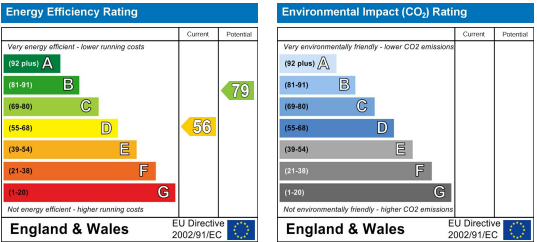
Area Map



Floor Plans



Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.