



11 The Nurseries

East Ayton, Scarborough, YO13 9HZ

£1,200 PCM



This three Bedroom Detached Bungalow is situated in the Village of East Ayton and is a ten minute drive to the Town. The property has gas central heating, double glazing, double garage, garden and comprises of a lounge, dining room, kitchen, conservatory, three bedrooms one with a en suite and a family bathroom.

The rent is inclusive of garden maintenance.

Children are welcome.

Pets by arrangement Sorry strictly No Smoking

EPC rating D.



DRIVEWAY TO FRONT DOOR

UPVC FRONT DOOR

With entrance hall, radiator, airing cupboard and a cloaks cupboard

LOUNGE

With a UPVC double glazed window having pleasant view, feature fire , covered ceiling, radiator and a T.V point

DINING ROOM

With a radiator and a door leading to the Conservatory

KITCHEN

With a range of wall and base units, overhead cupboards, stainless steel sink, mixer tap, tiled splashbacks, integrated fridge/ freezer, inset electric hob and double oven, extractor hood over and a UPVC double glazed window

CONSERVATORY

With a radiator and UPVC double glazed windows and doors,

BEDROOM ONE

With fitted wardrobes, radiator and UPVC double glazed window

EN SUITE

With a shower cubicle, W,C wash hand basin, radiator , half tiled walls and a UPVC double glazed window

BEDROOM TWO

With a radiator , fitted wardrobes and a UPVC double glazed window

BEDROOM THREE

With fitted wardrobes, radiator and a UPVC double glazed window

BATHROOM

With a white three piece suite , hand basin in a vanity unit , radiator and half tiled walls

OUTSIDE

Front lawn, driveway to double garage, to the rear garden laid mainly to lawn, Patio area and a shed

DIRECTIONS

SATNAV - postcode YO13 9HZ
what3words - ///warthog.recount.beep

UTILITY INFORMATION

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

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £275.00 (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:

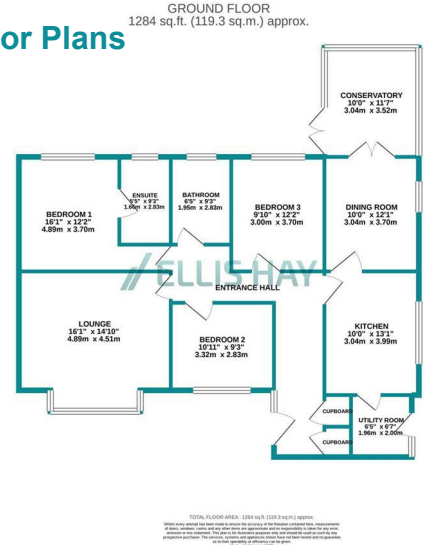
RENT £1200.00
HOLDING DEPOSIT -£275.00
DEPOSIT £1380.00

TOTAL £2305.00

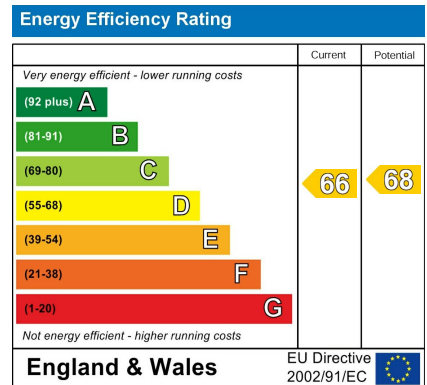
Area Map



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