

## 3 Chantry Road, Scarborough, YO13 9EP

**£1,075 PCM**

This five bedroom semi-detached house is situated in the village of East Ayton and benefits from gas central heating, uPVC double glazing and off street parking. The property comprises a sitting room, lounge/dining room, kitchen, utility room, a downstairs bedroom and shower room and a further four bedrooms and a bathroom upstairs.

Pets considered, strictly no smoking.

EPC rating TBC

**FRONT DOOR**

leading to

**HALLWAY**

leading to

**LOUNGE/DINING ROOM**

with radiators, skylights and patio doors to the rear

**SITTING ROOM**

with fire and surround, windows overlooking the front and side and radiator

**KITCHEN**

with a range of base and wall units, space for under counter fridge, space for cooker, cream sink unit, tiled splashback and window

**UTILITY ROOM**

with a range of base units, stainless steel sink unit, tiled splashback, plumbing for washing machine, window and door to outside

**SHOWER ROOM**

with WC, hand basin and shower cubicle with bar mixer shower, window and ladder style radiator

**BEDROOM ONE**

with built in cupboard, radiator and window

**UPSTAIRS TO**

**LANDING**

with built in cupboard

**BEDROOM TWO**

with built in cupboard, window and radiator

**BEDROOM THREE**

with built in cupboard, window and radiator

**BEDROOM FOUR**

with built in cupboard, window and radiator

**BEDROOM FIVE**

with window and radiator

**BATHROOM**

with white three piece suite, window and radiator

**OUTSIDE**

driveway approach and rear yard area

**DIRECTIONS**

SATNAV - postcode YO13 9EP

what3words - bloomers.immediate.scatters

**UTILITIES**

COUNCIL TAX - TBC (North Yorkshire Council)

GAS CHARGES - metered

ELECTRIC CHARGES - metered

WATER CHARGES - TBC

**REFERENCING**

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £245.00 (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:

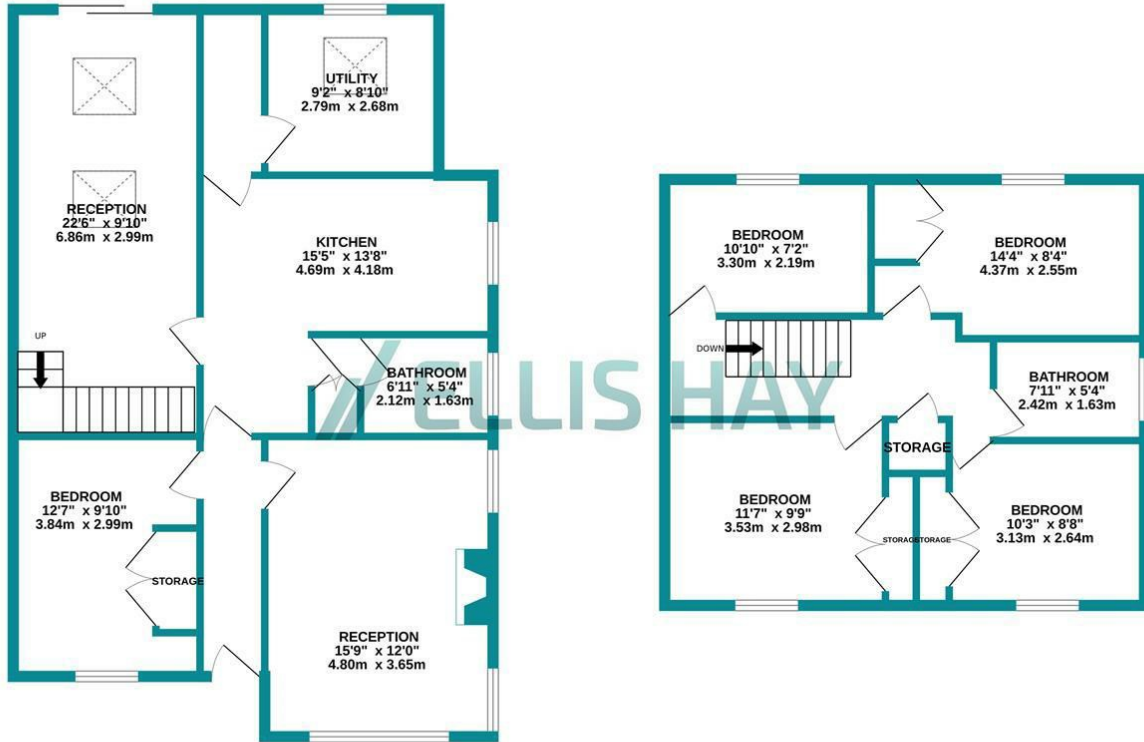
RENT £1075.00  
HOLDING DEPOSIT -£245.00  
DEPOSIT £1240.00

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TOTAL £2070.00  
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# Floor Plan

GROUND FLOOR  
890 sq.ft. (82.7 sq.m.) approx.

1ST FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 1453 sq.ft. (135.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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