



**31 Seamer Road, East Ayton, YO13 9HN**

**£895 PCM**

A 2-bedroom semi-detached house in the popular village of East Ayton. The property comprises a lounge, kitchen, 2 double bedrooms and bathroom. The property benefits from double glazing throughout, gas central heating and a large south-facing garden. There is driveway parking and an outhouse with plumbing for a washing machine.

No pets, children welcome, no smoking.

EPC rating: D. Council Tax Band: B

## **LOUNGE**

With window overlooking the front, radiator and log burner

## **KITCHEN**

With a range of floor units, resin sink, storage cupboards, plumbing for dishwasher or washing machine and back door access to garden

## **UPSTAIRS TO**

### **BATHROOM**

With a white 3 piece suite and shower over the bath

### **BEDROOM 1**

With 2 cupboards, front facing window and radiator

### **BEDROOM 2**

With rear facing window and radiator

## **OUTSIDE**

A brick-built shed with power and light and plumbing for a washing machine. Driveway parking

## **DIRECTIONS**

What3Words///demanding.boards.spaces

## **UTILITIES**

COUNCIL TAX - Band B (North Yorkshire Council)

GAS AND ELECTRIC - Mains metered

WATER CHARGES - Mains

## **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 £850.00

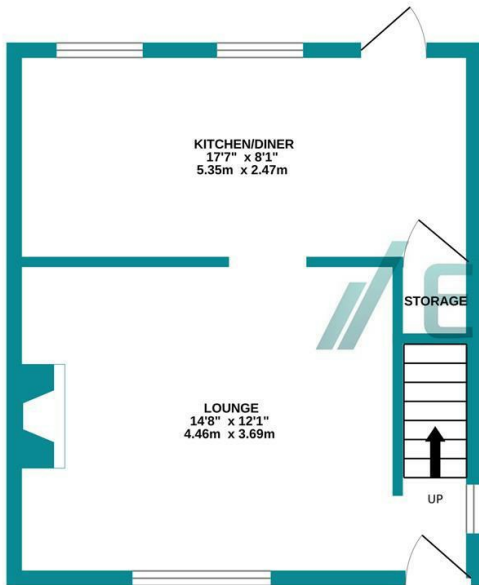
HOLDING DEPOSIT -£195

DEPOSIT £980.00

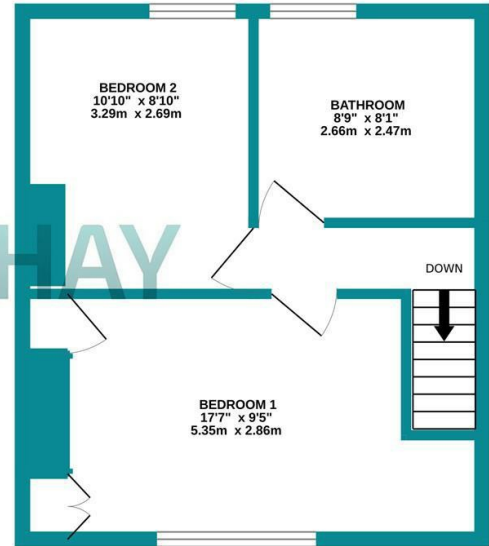
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TOTAL £1635.00  
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# Floor Plan

**GROUND FLOOR**  
348 sq.ft. (32.3 sq.m.) approx.



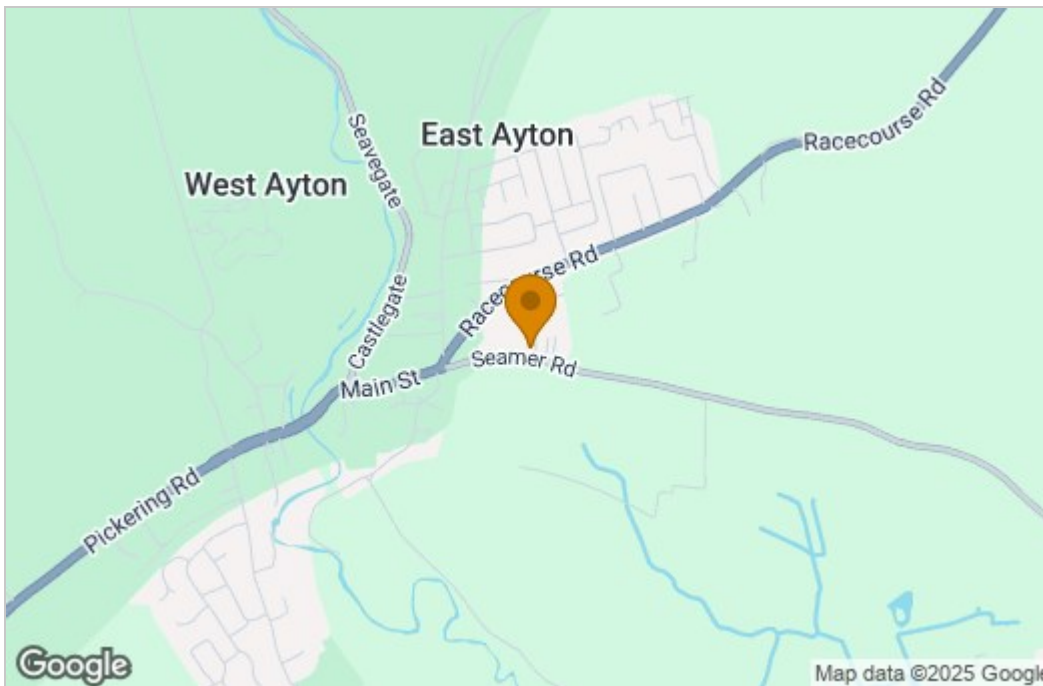
**1ST FLOOR**  
342 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 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		84
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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