



10 High Street

Cloughton, Scarborough, YO13 0AE

£795 PCM



This attractive two-bedroom cottage is located in the sought-after village of Cloughton. The property benefits from gas central heating, off street parking, and well-proportioned accommodation throughout. It is ideally positioned for access to nearby countryside, coastal attractions, and the town of Scarborough. Offering a blend of character and practicality, the cottage comprises a lounge/diner, kitchen, rear porch, two double bedrooms and a bathroom. Strictly no smoking.

EPC rating D



FRONT DOOR

leading to

VESTIBULE

leading to

LOUNGE/DINING ROOM

with hearth, radiator and window overlooking the front

KITCHEN

with a range of base and wall units, composite sink unit, tiled splashback, integrated electric oven and hob, space for undercounter fridge, window over looking the rear

PORCH

with plumbing for washing machine and door leading to the rear

UPSTAIRS TO

BEDROOM ONE

with radiator and window overlooking the front

BEDROOM TWO

with radiator, cupboard and window overlooking the front

BATHROOM

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

OUTSIDE

parking at the rear

DIRECTIONS

SATNAV - postcode YO13 0AE
what3words - ///clearly.scored.warrior

UTILITIES

COUNCIL TAX - Band C (North Yorkshire Council)
ELECTRIC CHARGES - Mains
GAS CHARGES - Mains

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £180.00 (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:

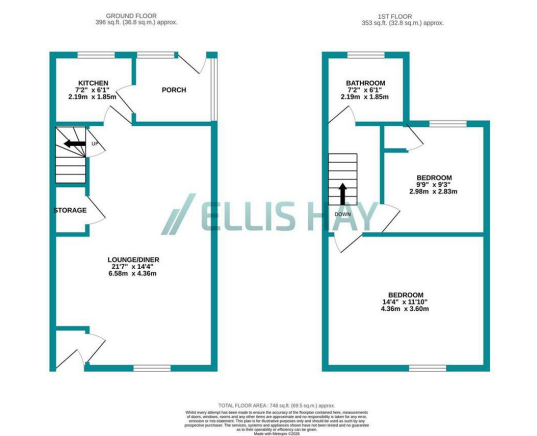
RENT £795.00
HOLDING DEPOSIT -£180.00
DEPOSIT £915.00

TOTAL £1530.00

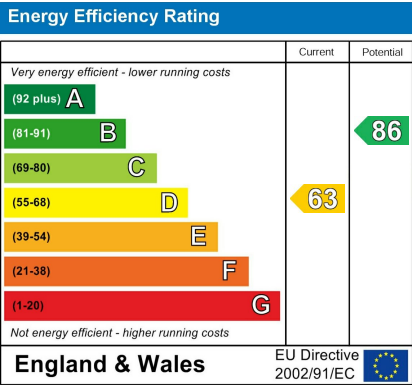
Area Map



Floor Plans



Energy Efficiency Graph



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