



9 Windmill Drive, North Yorkshire, YO14 0FD

£1,200 PCM

A detached 4-bedroom property on the popular Mill Meadows development to the South of Filey. The property benefits from off road parking, garage, enclosed rear garden, uPVC double glazing, and gas central heating. The accommodation comprises a kitchen/diner, lounge, 4 bedrooms and 2 bathrooms, one of which is an en-suite and a downstairs WC.

Children welcome, no pets and no smoking.

EPC rating B.

HALLWAY

With access to WC

KITCHEN/DINER

An open-plan room with kitchen and dining area. The kitchen has a range of base units with laminate worktop over, wall units, stainless steel sink, tiled splash-back, integrated appliances include; gas hob, electric oven, undercounter fridge/freezer and dishwasher. The dining area has a bay window with shutter blinds, overlooking the front, a smaller window overlooking the side and radiator.

LOUNGE

With a bay window overlooking the front and bi-fold patio doors to the rear garden, both have shutter-blinds. The room has a TV aerial point, telephone point and radiator.

WC

With WC, pedestal hand basin and radiator

UTILITY ROOM

Base units with stainless steel sink over, integrated washing machine and under-stairs storage cupboard

UPSTAIRS TO

BEDROOM 1

With large sliding door wardrobe, window overlooking the rear and radiator

ENSUITE

With shower enclosure, WC, pedestal hand basin and radiator

BEDROOM 2

With window overlooking the rear and radiator

BEDROOM 3

With window overlooking the front and radiator

BEDROOM 4

With window overlooking the front, sliding door built-in wardrobe and radiator

BATHROOM

With 3-piece suite, shower over the bath with shower screen and radiator

OUTSIDE

At the front of the property is a lawn area with flowerbeds and a driveway leading to a garage with up and over door. At the rear is a hard landscaped garden and patio with flower beds.

DIRECTIONS

Following the A165 Filey Road from Scarborough proceed straight on at the first roundabout for Filey and at the second roundabout turn left onto the A1039 Muston Road. Turn right onto Mill Meadows Lane and follow the road round to the left. Turn left

onto Windmill Drive, the property is on the corner on the left.

UTILITY INFORMATION

COUNCIL TAX: Band D - North Yorkshire Council

WATER CHARGES: Metered

GAS AND ELECTRIC : Smart meters

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:

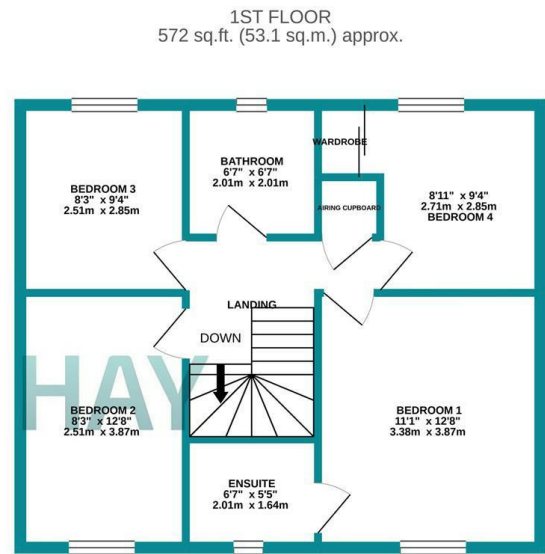
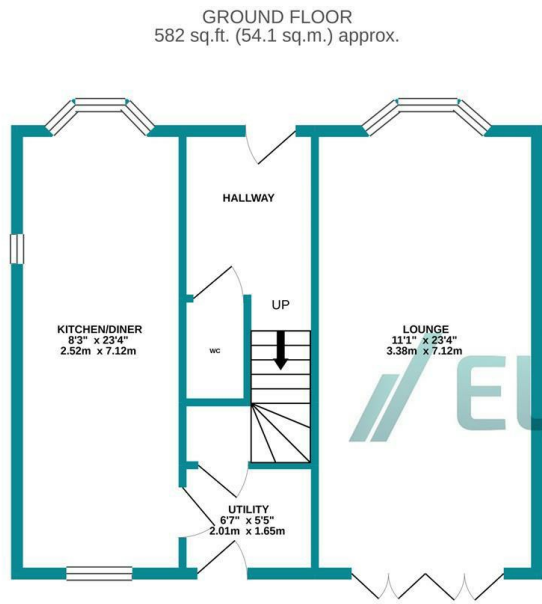
RENT £1200.00

HOLDING DEPOSIT -£275.00

DEPOSIT £1380.00

TOTAL £2305.00

Floor Plan



TOTAL FLOOR AREA : 1154 sq.ft. (107.2 sq.m.) approx.

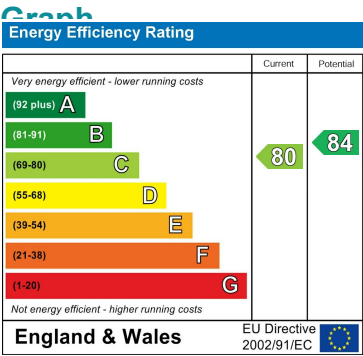
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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



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