



**26 Betton Rise, Scarborough, YO13 9HU**

**£895 PCM**

This two bedroom has been recently modernised and is situated in the village of East Ayton. The property comprises a lounge, kitchen with dining area, utility room, two bedrooms and a shower room. It benefits from a log burner, gas central heating, uPVC double glazing and off road parking.

Strictly no smoking.

EPC rating D

## FRONT DOOR

leading to

## HALLWAY

leading to

## LOUNGE

with log burner, radiator and patio doors leading to outside

## KITCHEN/DINER

with a range of base and wall units, stainless steel sink unit, space for electric cooker, window and door leading to

## UTILITY ROOM

with plumbing for washing machine, space for fridge and freezer and door leading to outside

## BEDROOM ONE

with radiator and bay window over the front

## BEDROOM TWO

with radiator and window overlooking the front

## SHOWER ROOM

with walking in shower, WC, hand basin, radiator and window

## OUTSIDE

driveway and gravel area to the front, garage, decking and gravel area to the rear

## DIRECTIONS

SATNAV - postcode YO13 9HU

what3words - ///plodding.bumps.detect

## UTILITIES

COUNCIL TAX - Band B (North Yorkshire council)

GAS AND ELECTRIC CHARGES - TBC

WATER CHARGES - TBC

## 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 £895.00

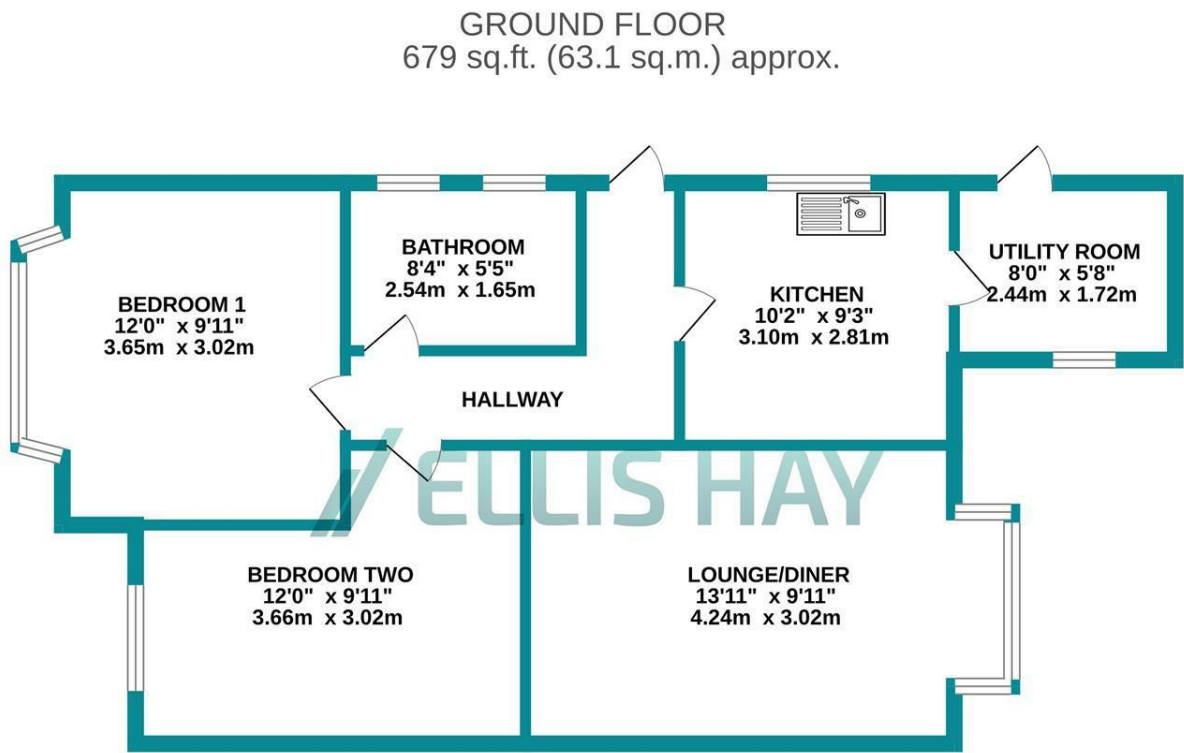
HOLDING DEPOSIT -£205.00

DEPOSIT £1030.00

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TOTAL £1720.00  
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Floor Plan



TOTAL FLOOR AREA : 679 sq.ft. (63.1 sq.m.) approx.

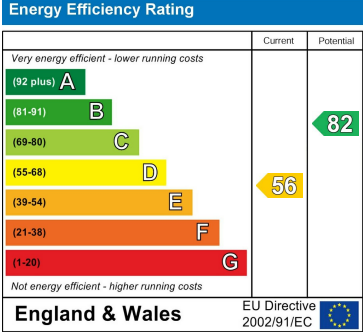
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.