



Moor Lane

Irton, Scarborough, YO12 4RW

£650 PCM



This Courtyard Ground Floor Apartment is situated in the grounds of Irton Manor and benefits from UPVC double glazing and LPG heating. The property comprises of a lounge, kitchen, two bedrooms, bathroom and parking . Viewing is essential to fully appreciate this property.

Sorry No Smoking, Pets or Children

EPC rating D



COURTYARD APPROACH TO FRONT DOOR

ENTRANCE

With a radiator

LOUNGE

With two UPVC double glazed windows overlooking the front, radiator, feature fireplace and electric fire, T.V point, telephone point

KITCHEN

With a range of wall and base units, overhead cupboards, inset stainless steel sink, mixer tap, tiled splashbacks, integrated electric oven and hob, plumbing for automatic washing machine, space for fridge freezer and a UPVC double glazed window

BEDROOM ONE

With a radiator , ceiling spotlights and a UPVC double glazed window

BEDROOM TWO

With a radiator, ceiling spotlights and a UPVC double glazed window

BATHROOM

With a white three piece suite, separate shower cubicle, radiator and a UPVC double glazed window

OUTSIDE

There is a communal courtyard and a parking area

DIRECTIONS

SATNAV – Postcode YO12 4RW
What3words - ///beard.global.herds

UTILITY

COUNCIL TAX: Band A- Scarborough Borough Council
WATER CHARGES: The property is on a water meter
GAS AND ELECTRIC: Meters

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £150.00 (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).

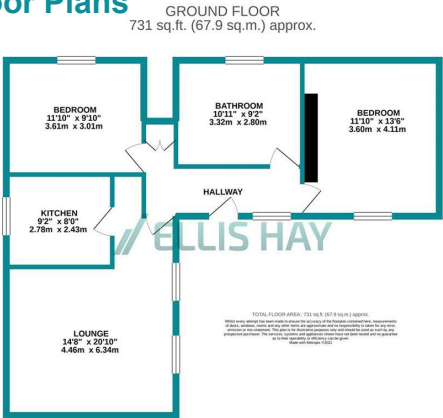
AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:
RENT £650.00
HOLDING DEPOSIT -£150.00
DEPOSIT £750.00

TOTAL £1250.00

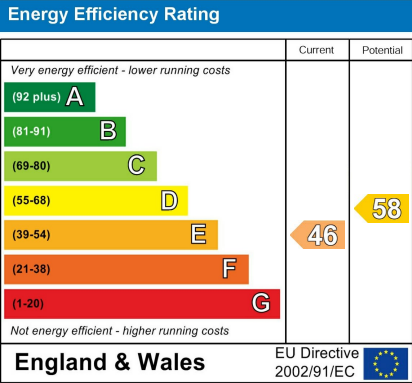
Area Map



Floor Plans



Energy Efficiency Graph



Ellis Hay for themselves, for any joint agents and for the vendors or lessors of this property whose agents they are, give notice that (all the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Ellis Hay, has any authority to make or give any representation or warranty whatever in relation to this property