



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		



RENT £900 PCM
12 QUEENS DRIVE, WHITBY, YO22 4HW

- Well Presented Throughout
 - Two Bedrooms
 - Gardens And Garage
 - Modern Kitchen And Bathroom
- AN IMMACULATE EXTENDED TWO BEDROOM SEMI-DETACHED BUNGALOW IN THIS POPULAR AREA OF WHITBY. MODERN KITCHEN AND BATHROOM, GARDENS GARAGE AND OFF STREET PARKING.



TIPPLE UNDERWOOD ESTATE AGENTS
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

12 Queens Drive, Whitby, YO22 4HW

GROUND FLOOR
766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 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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Property Description

The property when briefly described comprises, open plan kitchen diner, hallway, lounge, two large double bedrooms and family bathroom. Gardens to three sides, garage and driveway. THIS PROPERTY IS LET UNDER AN ASSURED SHORT HOLD TENANCY AGREEMENT AND THE MINIMUM TERM OF OCCUPANCY EITHER SIX OR TWELVE MONTHS. APPLICATIONS, FOR TENANTS (OVER 18) AND GUARANTORS ARE ALL SUBJECT TO CREDIT REFERENCING. DEPOSIT REQUIRED IS EQUIVALENT TO FIVE WEEKS RENT.



GROUND FLOOR

KITCHEN
12' 3" x 7' 8" (3.73m x 2.34m)

DINING ROOM
8' 5" x 7' 8" (2.57m x 2.34m)

LOUNGE
17' 2" x 9' 8" (5.23m x 2.95m)

HALLWAY

BEDROOM
19' 7" x 9' 8" (5.97m x 2.95m)

BEDROOM
16' 8" x 8' 9" (5.08m x 2.67m)

BATHROOM

OUTSIDE

GARDENS

GARAGE