



## 32 Dale Close

Burniston, Scarborough, YO13 0ED

£895 PCM



This two bedroom semi-detached home is located in the village of Burniston on a quiet cul-de-sac. The property benefits from off-street parking and a garage and has front and rear gardens. The house briefly comprises a lounge, dining-kitchen, bathroom and two bedroom.

Pets and children will be considered. Strictly no Smoking.

EPC rating C.



## FRONT DOOR

leading to

## KITCHEN/DINER

with a range of base and wall units, inset sink unit, ceramic hob and electric oven, glass splashback, uPVC window over looking the front and radiator. uPVC double glazed door leading to garden.

## LOUNGE

with laminate flooring, log burner, uPVC double glazed windows over looking the front and side, TV point and radiator

## UPSTAIRS TO

### BEDROOM ONE

with TV point, uPVC double glazed windows over looking the side and front and radiator

### BEDROOM TWO

with uPVC double glazed window overlooking the side and radiator

## BATHROOM

with white three piece suite with vanity basin and shower over bath, shower screen, extractor, uPVC double glazed window overlooking the front and radiator

## GARAGE

with light and power and plumbing for washing machine

## OUTSIDE

there is a block paved driveway leading to the garage and a garden laid mainly to lawn at the rear

## DIRECTIONS

SATNAV - postcode YO13 0ED

what3words - ///trips.gladiators.mint

## UTILITIES

COUNCIL TAX - Band C (Scarborough Borough Council)

WATER CHARGES - TBC

GAS CHARGES - TBC

ELECTRIC 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

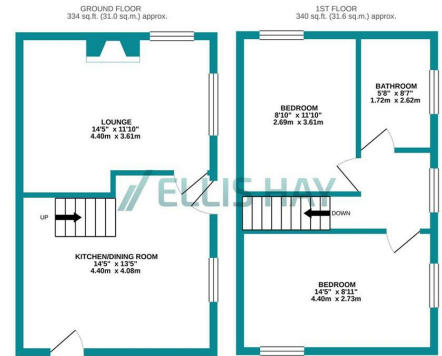
DEPOSIT £1030.00

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TOTAL £1720.00  
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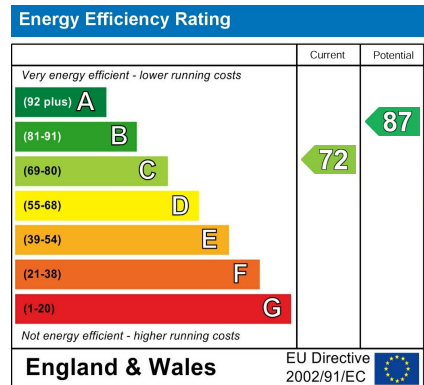
## Area Map



## Floor Plans



## Energy Efficiency Graph



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