



## 22 Chantry Road

East Ayton, Scarborough, YO13 9EP

£995 PCM



This three bedroom semi-detached dormer bungalow is situated in the village of East Ayton and has the advantage of central heating, UPVC double glazing, gardens to the front and rear and a garage. The property comprises a lounge, dining area, large kitchen, three bedrooms and a bathroom.

Strictly No Pets or Smoking.

EPC rating E.



## PATH APPROACH TO THE FRONT DOOR

### ENTRANCE HALL

With a cupboard

### LOUNGE

With a radiator, open fire, T.V point, UPVC double glazed window overlooking the rear and a UPVC double glazed door to the garden

### DINING AREA

With a radiator and a UPVC double glazed window overlooking the rear

### KITCHEN

With a range of wall and base units, overhead cupboards, stainless steel sink, mixer tap, plumbing for automatic washing machine, space for a fridge, electric hob and oven with an extractor over, UPVC double glazed windows overlooking the front and side and a UPVC double glazed door to the side and drive

### BEDROOM ONE

With a radiator and a UPVC double glazed window overlooking the front

### BATHROOM

With a white three piece suite, shower over the bath, radiator and UPVC double glazed window

### STAIRS TO THE FIRST FLOOR

### BEDROOM TWO

With a radiator and a UPVC double glazed window overlooking the front

### BEDROOM THREE

With radiator and a UPVC double glazed window overlooking the rear

### OUTSIDE

There are gardens to the front and rear, driveway to the garage

### DIRECTIONS

SATNAV - postcode YO13 9EP

what3words - ///expressed.worldwide.hinders

### UTILITY INFORMATION

COUNCIL TAX: Band C (North Yorkshire Council)

WATER CHARGES - TBC

GAS AND ELECTRIC - TBC

### REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £225.00 (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 £995.00

HOLDING DEPOSIT -£225.00

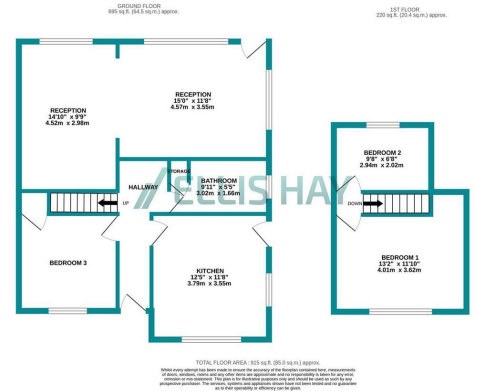
DEPOSIT £1145.00

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TOTAL £1915.00  
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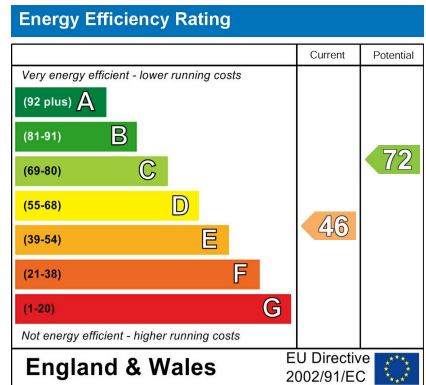
## Area Map



## Floor Plans



## Energy Efficiency Graph



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