



Moor Lane

Irton, Scarborough, YO12 4RW

£695 PCM



This spacious first floor apartment is situated in the private grounds of Irton Manor. The property benefits from UPVC double glazing and LPG heating. The property comprises a lounge, kitchen, two bedrooms, bathroom and parking. Viewing is essential to fully appreciate this property.

Not suitable for children or pets. Strictly no smoking.

EPC rating E



DRIVEWAY TO PROPERTY

FRONT DOOR

To entrance lobby and stairs to the first floor

HALL

With a radiator and cupboard

LOUNGE

With double glazed windows overlooking the courtyard, a Velux window, T.V point, telephone point, radiator and a feature electric fire

KITCHEN

With a range of wall and base units, overhead cupboards, inset electric hob and oven, stainless steel sink, mixer taps, space for automatic washing machine, fridge, freezer and a double glazed window overlooking the side

BEDROOM ONE

With a radiator, telephone point, wardrobe and a double glazed window

BEDROOM TWO

With a radiator and two double glazed windows

BATHROOM

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

OUTSIDE

There is a parking area

DIRECTIONS

SATNAV postcode YO12 4RW
what3words - ///spins.safe.winter

UTILITY INFORMATION

COUNCIL TAX - Band A (North Yorkshire Council)
WATER CHARGES: The property is on a water meter
ELECTRIC CHARGES: Quarterly accounts
LPG : provided by BATA

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £160.00 (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:

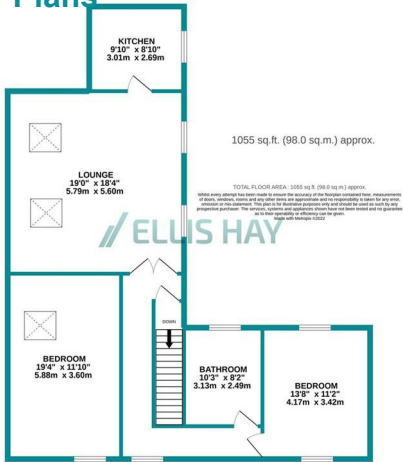
RENT £695.00
HOLDING DEPOSIT -£160.00
DEPOSIT £800.00

TOTAL £1335.00

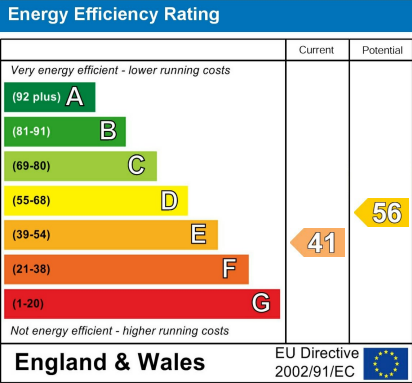
Area Map



Floor Plans



Energy Efficiency Graph



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