



**Wheatlands Scarborough Lane, Scarborough, Driffield, East Yorkshire,  
YO25 9AZ**

**LEONARDS**  
— SINCE 1884 —



- Detached Bungalow
- Pleasant Private Gardens
- Idyllic Country Setting

- 3 Double Fitted Beds
- Parking & Garage
- Twixt Beverley & Driffeld

- Upvc Double Glazed
- Oil Central Heating

4 MILES FROM BEVERLEY - Occupying an idyllic countryside setting within the village of Scarborough which is located just off the A164 Beverley to Driffeld Road. The property offers spacious accommodation set in landscaped gardens and grounds, with gravel parking & brick single garage in an idyllic country setting.

**£925 Per Calendar Month**





**Location**

Travelling northwards from Beverley continue through the village of Leconfield and after about one mile the village of Scarborough is on the right hand side identified by a prominent spire of St Leonards Church. At the crossroads, turn right into the village and continue over the hump back bridge, the bungalow being the second property on the left hand side set back from the highway.

**Accommodation**

Double glazed panel entrance door leading through to entrance porch, further glazed door leading through into

**Entrance Hall**

Being spacious with turned staircase leading to first floor.

**Dining Room**

Having glazed concertina folding doors through to

**Lounge**

With marble and tile open fire place, including free standing coal effect fire, large bay window with window seat, recessed display shelving, television point and French doors opening to side and front gardens.

**Kitchen**

With range of fitted base, drawer and wall units, work surfaces with tile splash backs, single drainer sink unit with mixer tap, built in double electric oven, electric hob with extractor filter over, floor mounted oil central heating boiler and separate useful shelved pantry.

**Verandah/Side Entrance**

Of brick and UPVC with Belfast sink unit/storage.

**Bedroom 1**

With tile fire place and recessed wardrobes and storage.

**Bedroom 2**

Also with built-in wardrobe and storage over.

**Bathroom**

With modern three piece white suite including panelled bath with shower over, low flush W.C., pedestal wash hand basin, being tiled with airing cupboard and linen storage.



**First Floor Landing**

With access to loft roof void.

**Bedroom 3**

Also having recessed wardrobe and storage.

**Outside**

The property is approached over gravel drive through gated access allowing parking for several vehicles there being a detached brick built garage with power and light. Separate store. There are lawn gardens to the side with shrub plantings, ornamental pond, further lawn gardens and ponds with shrub and planted borders. There is a timber summer house with further gardens and orchard beyond (if required).

**Outgoings**

From Internet enquiries with the valuation Office website the property has been placed in Band E for Council Tax purposes, Local Authority Reference Number: LEC050012000. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

**Services**

The main services water, electric and drainage are connected. The property has an oil fired central heating system.

**Energy Performance Certificate (EPC)**

The current energy rating on the property is pending.

**References & Security Deposit**

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. The Holding Deposit required for the property is £213.40 (deducted from the full Security Deposit). The security bond required for the property is £1,067 which will be payable on the moving date together with the first month's rent of £925. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

**Viewings**

Strictly through the sole agents Leonards (01482) 330777 / 375212

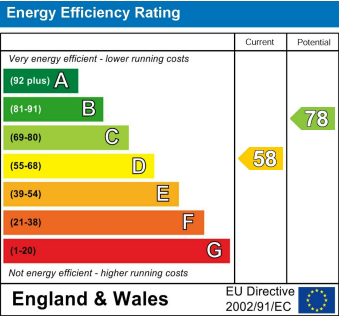








1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.



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