



20 Kingfisher Drive

Whitby

North Yorkshire

YO22 4DY

To Let on an assured shorthold tenancy agreement for a minimum period of 12 months, but ongoing if suitable to both parties.

This newly refurbished quarter house, situated just off Eskdale Road comprises of a lounge and a newly fitted kitchen on the ground floor with a spiral staircase to the upper floor where you will find the bedroom and bathroom.

This property is ideal for a single person or couple. There is a large open plan garden to the front, so you will need to be a keen gardener, a designated parking space in the nearby residents parking area and a communal drying area.



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£550 pcm

The Lettings People

Front door entry straight into lounge area

Lounge

15' 11" x 13' 0" (4.85m x 3.96m)

This 'L' lounge is light and bright with a new electric wall heater and gas fire. There is a carpeted spiral staircase in the corner of the lounge leading upstairs with enough room for a small dining table.

Kitchen

Lovely newly fitted kitchen with room for a cooker and fridge, plumbed for automatic washing machine.

Upstairs

Bedroom

12' 11" x 8' 2" (3.93m x 2.49m)

This bedroom has the benefit of polished floorboards, fitted wardrobe and airing cupboard.

Bathroom

White suite comprising of bath, wash hand basin and w.c.

Outside

There is a storage cupboard for lawnmower & garden tools, large grassed area, communal drying area and designated parking space

Terms: A holding deposit per property of 1 week's rent will be charged on application.

This deposit will be deducted from the first month's rent should the application proceed.

The deposit may be withheld if the tenant decides not to proceed, fails the right to rent checks or provides false/misleading information.

The agent/landlord tries their best to obtain the required information and the tenant fails to provide it within 15 days.

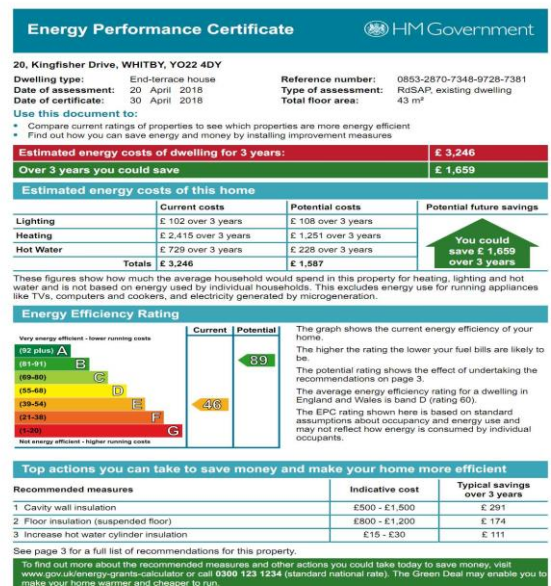
Rent: £550 per month, exclusive of outgoings and payable in advance by bank standing order.

Deposit: £600

Council tax band A

Services: All main services are connected.

Viewings: By prior arrangement through the sole agent.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more efficient the home is and the lower the fuel bills will be. The environmental impact rating is a measure of this home's impact on the environment. The Full Energy Performance Report can be viewed upon request at the Agents Office.

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