

Lettings **ASTIN'S**

16 Mill Court, Ruswarp

Whitby

North Yorkshire

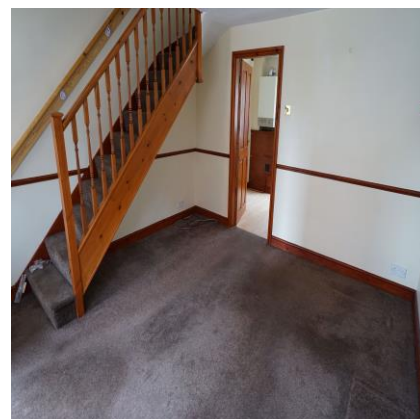
YO21 1YL

A lovely end terrace 2 bedroom house situated in a quiet cul-de-sac, with accommodation set over two floors. This property is offered to let on an Assured Shorthold Tenancy agreement for six months but ongoing if agreeable to both parties.

The accommodation briefly comprises of a lounge and kitchen/diner on the ground floor.

To the first floor there are two bedrooms and family bathroom.

There are also the added benefits of a much sought after designated parking space and a large garage.



£825

The Lettings People

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Lounge

15' 2" x 11' 9" (4.62m x 3.58m)

Kitchen/Diner

7' 3" x 11' 9" (2.21m x 3.58m)

Garage

17' 0" x 9' 0" (5.18m x 2.74m)

Bedroom 1

9' 6" x 11' 9" (2.89m x 3.58m)

Bedroom 2

10' 8" x 5' 6" (3.25m x 1.68m)

Bathroom

7' 2" x 6' 3" (2.18m x 1.90m)

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: £825.00 per month, exclusive of outgoings and payable in advance by bank standing order.

Deposit: £875.00

Council tax band B

Services: All main services are connected.

Reference: 4883

09072021 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

19 MILL COURT THE CARRS RENSWORTH WHETBY YO21 1YL	Energy rating D	Valid until: 9 May 2031 Certificate number: 0055-1205-0709-6419-2904
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Property type: End-terrace house
Total floor area: 50 square metres

Rules on letting this property
Properties can be rented if they have an energy rating from A to E.
If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property
This property's current energy rating is D. It has the potential to be B.
[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	59 D	80 B
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.
Properties are given a rating from A (most efficient) to G (least efficient).
Properties are also given a score. The higher the number the lower your fuel bills are likely to be.
For properties in England and Wales:
the average energy rating is D
the average energy score is 60

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/0055-1205-0709-6419-2904?print=true> 1/4

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.

Astin's is the trading name of Edward G Astin & Associates Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this property for whom it acts as Agents gives notice that:(i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract(ii) All descriptions are given in good faith and are believed to be correct, but any prospective purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness (iii) All measurements of rooms contained within these particulars should be taken as approximate and it is the responsibility of the prospective purchaser or lessee or his professional advisor to determine the exact measurements and details as required prior to Contract (iv) None of the property's services or service installations have been tested and are not warranted to be in working order (v) No employee of the Company has any authority to make or give any representation or warranty whatsoever in relation to the property