

- 4 good sized bedrooms
- Parking for two cars



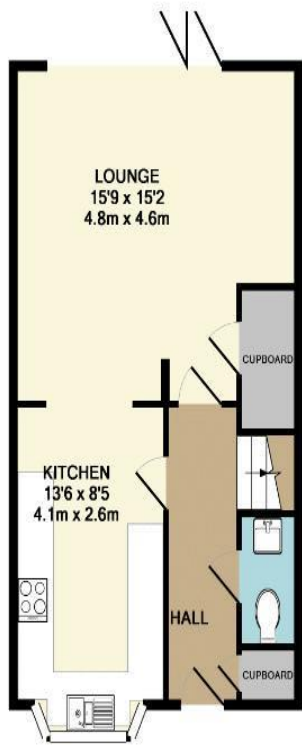
61 Highfield Road, Whitby, North Yorkshire, YO21 3LW

£1295 pcm

Lettings
ASTIN'S

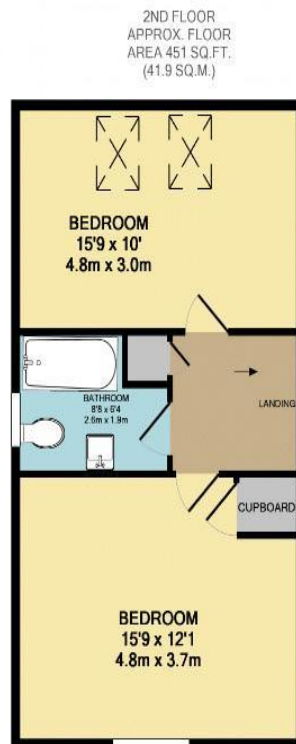
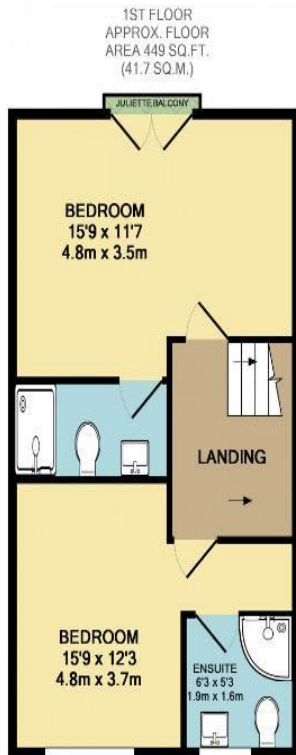


A lovely end terrace 4 bedroom townhouse, with accommodation set over three floors and is offered to let on an Assured Shorthold Tenancy agreement for six months but ongoing if agreeable to both parties. The accommodation briefly comprises of an open plan lounge kitchen with patio doors off the lounge onto the patio area, The kitchen houses integral Zanussi appliances and modern wall and base units. To the first floor there are 2 good size bedrooms, Both benefiting from en suite facilities. The second floor houses the third and fourth bedroom again of generous proportion, with family bathroom containing a white suite. There is the added benefit of built in under eaves storage. Externally there is a low maintenance south facing garden with patio There is parking for 2 cars to the front of the property.



GROUND FLOOR
APPROX. FLOOR
AREA 459 SQ.FT.
(42.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 1359 SQ.FT. (126.2 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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:

£1,295 per month, exclusive of outgoings and payable in advance by bank standing order.

DEPOSIT:

£1345

COUNCIL TAX:

Assessed by Scarborough Borough Council at band D.

SERVICES:

All mains' services are connected to the property.

REF: 9082

Always a warm welcome 7 days a week

Energy performance certificate (EPC)

61, Highfield Road WHITBY YO21 3LW		Energy rating B
Valid until 5 September 2028	Certificate number 8100-9156-4039-3707-1183	

Property type

End-terrace house

Total floor area

126 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 B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

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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(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.

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