



**16 Kingfisher Drive**

**Whitby**

**North Yorkshire**

**YO22 4DY**

This newly redecorated quarter house, located on the east side of Whitby is a must see! Set out over two floors, the property has a double bedroom and bathroom on the upper floor and a lounge and separate kitchen on the lower floor. This property boasts off street parking and garden. Offered on a six month Assured Shorthold Tenancy but will be on going there after if suitable to both parties.



**£625 pcm**

**The Lettings People**

47 Flowergate

Whitby North Yorkshire YO21 3BB

T: 01947 824070 E: [lettings@astin.co.uk](mailto:lettings@astin.co.uk)

[www.astin.co.uk](http://www.astin.co.uk)

## Lounge

13' 0" x 8' 11" (3.96m x 2.72m)

**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.

## Kitchen

5' 10" x 6' 6" (1.78m x 1.98m)

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.

## Bedroom

13' 0" x 8' 2" (3.96m x 2.49m)

**Rent:** £625 per month, exclusive of outgoings and payable in advance by bank standing order.

**Deposit:** £675

## Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

Application fees apply (non-refundable)

Council tax band

**Services:** All main services are connected.

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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