

# Lettings **ASTIN'S**

**12 Bagdale Court**

**Whitby**

**North Yorkshire**

**YO21 1RQ**

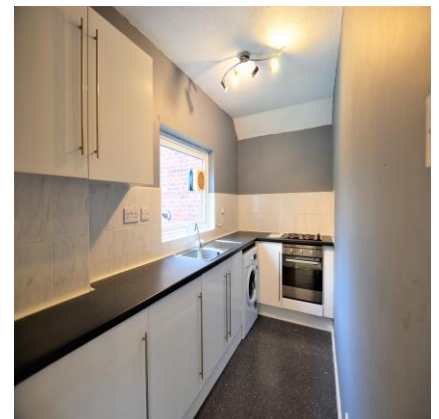
This lovely upside down house, hidden away, but close to the town centre is offered to rent for an initial 6 month period but ongoing if agreeable to both parties.

The accommodation comprises of two bedrooms and bathroom on the ground floor and a large lounge with stunning views over the rooftops to the abbey and kitchen with fitted base and wall units, integrated fridge and oven and hob.

Outside there is a lawn and a decking area looking over to the abbey.

There is also a parking space for one car on a first come first served basis. The access to the property is up many flights of stairs but it is so worthwhile when you arrive at the top.

A well behaved pet may be considered.



**£795pcm**

**The Lettings People**

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## Entrance Hall

With storage cupboard

## Family Bathroom

Comprising of bath with shower over, wash hand basin and

## Bedroom 1

12' 9" x 8' 5" (3.88m x 2.56m)

With fitted wardrobes

## Bedroom 2

10' 0" x 9' 10" (3.05m x 2.99m)

Cupboard housing the central heating boiler.

## Lounge

18' 7" x 16' 0" (5.66m x 4.87m)

The stairs from the ground floor open up into the lounge which is a lovely light and airy space with stunning views over the roof tops to the Abbey

## Kitchen

11' 6" x 5' 9" (3.50m x 1.75m)

Comprising of wall and base units with integrated oven, hob and fridge

## Outside

Outside there is a large lawned area with a lovely decked area looking out to the abbey. The house is accessed via multiple flights of stairs so not for the faint hearted

**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.

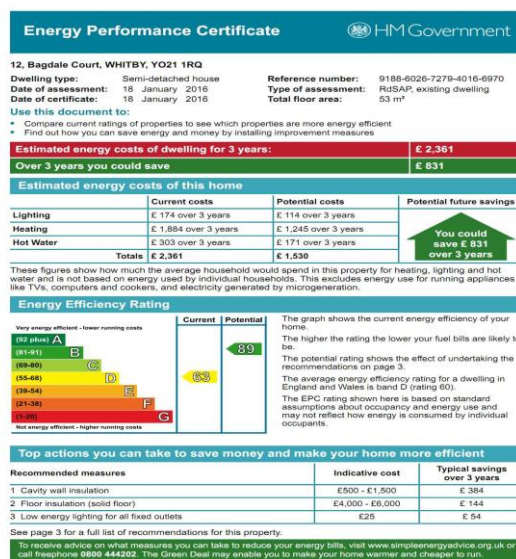
**Rent:** £795 per month, exclusive of outgoings and payable in advance by bank standing order.

**Deposit:** £845

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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