



24 Poppy Drive, Scarborough, YO13 0FN

£1,400 PCM

We are happy to offer this four bedroom detached house to let in the High Mill development close to the popular village of Scalby; the North Bay and Scalby Mills are also close by. The property benefits from uPVC double glazing, gas central heating and off road parking. The property comprises a lounge, dining room, kitchen, downstairs WC, four bedrooms, family bathroom and en-suite shower room.

Strictly no smoking.

EPC Rating: B

FRONT DOOR

leading to

HALLWAY

leading to

LOUNGE

with radiator and patio doors leading to outside

DINING ROOM

with radiator and window

KITCHEN

with a range of base and wall units, stainless steel sink unit, tiled splash backs, integrated electric oven and hob with extractor over, integrated fridge/freezer, integrated dishwasher, integrated washing machine, uPVC window and door leading to the rear

WC

with WC, hand basin and radiator

UPSTAIRS TO

BEDROOM ONE

with radiator and uPVC double glazed window

EN-SUITE

with shower cubicle, WC and hand basin

BEDROOM TWO

with radiator and uPVC double glazed window

BEDROOM THREE

with radiator and uPVC double glazed window

BEDROOM FOUR

with radiator and uPVC double glazed window

BATHROOM

with white three piece suite, shower over the bath, radiator and uPVC double glazed window

OUTSIDE

garage with light and power, front lawn and driveway, garden at the rear

DIRECTIONS

SATNAV - postcode YO13 0FN
what3words - ///quick.steps.raves

UTILITIES

COUNCIL TAX - Band E (North Yorkshire Council)
GAS AND ELECTRIC CHARGES - TBC
WATER CHARGES - TBC

REFERENCING

TO APPLY WE REQUIRE PHOTO ID, PROOF OF INCOME, PROOF OF ADDRESS AND A HOLDING DEPOSIT OF £320.00 (PLEASE NOTE: THIS WILL BE WITHHELD IF ANY RELEVANT PERSON (INCLUDING ANY GUARANTORS) WITHDRAW FROM THE TENANCY, FAIL A RIGHT TO RENT

CHECK, PROVIDE MATERIALLY SIGNIFICANT FALSE OR MISLEADING INFORMATION, OR FAIL TO SIGN THEIR TENANCY AGREEMENT (AND/OR GUARANTOR AGREEMENT) WITHIN 15 CALENDAR DAYS (OR OTHER DEADLINE FOR AGREEMENT AS MUTUALLY AGREED IN WRITING).

AFTER PASSING THE RENT AND DEPOSIT DUE ON THE DAY OF SIGNING THE AGREEMENTS ARE:

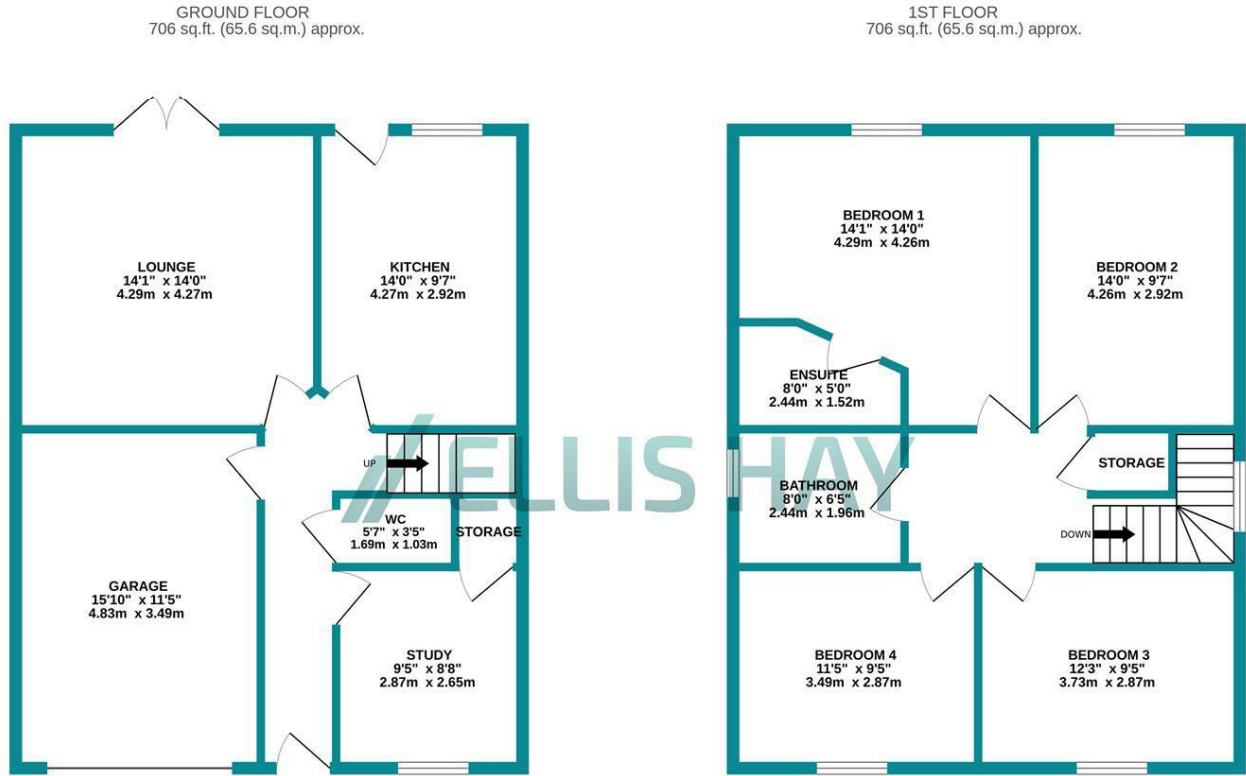
RENT £1400.00

HOLDING DEPOSIT -£320.00

DEPOSIT £1615.00

TOTAL £2695.00

Floor Plan

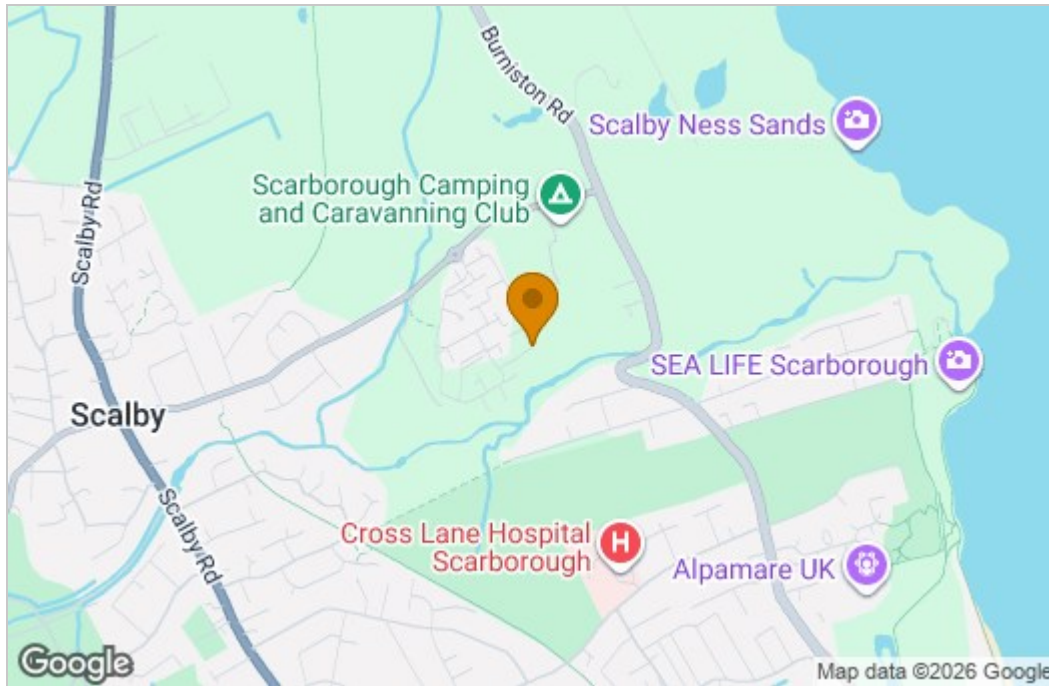


TOTAL FLOOR AREA: 1412 sq.ft. (131.2 sq.m.) approx.

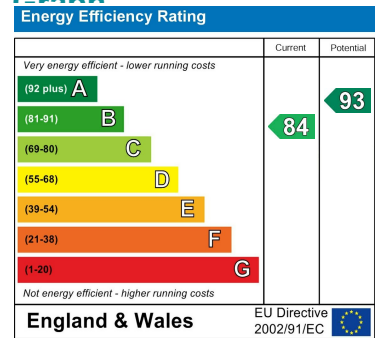
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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Area Map



Energy Efficiency



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.